



CROOKSBURY ROAD | FARNHAM

  
**Platinum  
Homes**  
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## The Property

Situated in a peaceful and highly regarded area of Farnham, this spacious five bedroom detached residence occupies a beautifully landscaped one-acre plot. The well-proportioned layout is arranged over two floors, with scope for further extension (subject to planning permission).

The ground floor offers a generous entrance hall, dual aspect sitting room, formal dining room with bay window, kitchen/breakfast room, utility room, cloakroom, family bathroom, and three double bedrooms including a principal suite with bay window, dressing area, and en suite.

The first floor comprises two additional double bedrooms, one with en suite facilities.



## Outside

The grounds have been thoughtfully designed to provide privacy and seasonal interest, with mature trees, established planting, and areas of light woodland.

A spacious driveway provides ample parking and access to two garages, currently used as a gym and home office.

To the rear, a broad terrace adjoins the house, leading to a heated swimming pool with surrounding paved area, a Wendy house, and a hard-court tennis court. A south facing covered pergola offers an additional outdoor entertaining space.







## Features

- Five Bedrooms
- Two Reception Rooms
- Three Further Outbuildings
- Three Bathrooms
- One Acre Plot
- Heated Pool
- Potential to Extend
- EPC: E (53)
- Council Tax Band: B

## Contact

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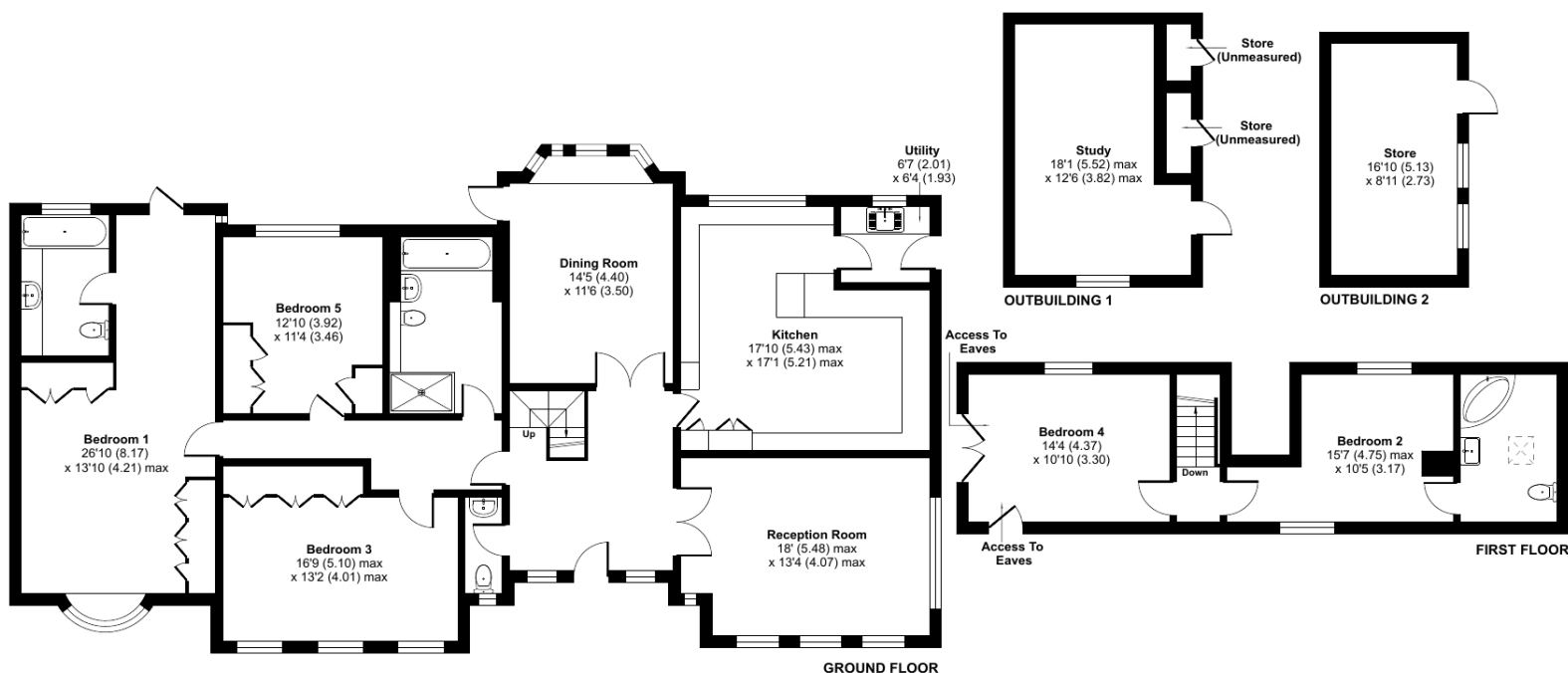
## Crooksbury Road, Farnham, Surrey, GU10

Approximate Area = 2280 sq ft / 211.8 sq m (excludes stores)

Outbuildings = 347 sq ft / 32.2 sq m

Total = 2627 sq ft / 244 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024.  
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