



11 The Borough, Crondall
Farnham

McCarthy
Holden

Guide Price £649,000



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Crondall, Farnham

This attractive, well-presented three-bedroom Grade II listed cottage, is located in the centre of the desirable Hampshire village of Crondall within close proximity of all the amenities on offer.

Council Tax band: E

Tenure: Freehold

The local council is Hart District.

- Village Location
- Three Bedrooms
- Kitchen/Breakfast Room
- Living/Dining Room
- Garage
- Garden with Studio



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The Property

This attractive, well-presented three-bedroom Grade II listed cottage, is located in the centre of the desirable Hampshire village of Crondall within close proximity of all the amenities on offer. Victoria Cottage boasts a wealth of character and charm with many original features including latch doors, original quarry floor tiles, exposed beams and brickwork.

Ground Floor

The inviting double aspect living/dining room benefits from an attractive log burning stove with exposed brick fireplace surround and built-in cabinetry.

There is a charming, fitted kitchen/breakfast room with, Lacanche range cooker, Belfast sink, wooden worktops, Marlborough wall tiles and porcelain tiled floor with underfloor heating. It also boasts a bespoke built-in storage cupboard and seating area. A stable door from the kitchen gives access into the rear garden.

There is also a downstairs cloakroom.

First Floor

On the first floor are three generous, light and airy bedrooms with high ceilings and exposed beams. There is a fitted family bathroom suite with separate walk-in shower and underfloor heating.

Outside

To the rear is a pretty, partially walled garden, mainly laid to lawn with mature planting, flower beds, shrubs and trees. To the far end of the garden is an attractive wooden studio with power, electrics, w.c., wash hand basin and multi-fuel stove along with a veranda to the front.

A block paved patio provides an ideal area for entertaining or for relaxing and enjoying the sunshine. There is also a useful storage shed.

To the front of the property is a low brick retaining wall and picket gate. The rear garden can be accessed via a side gate.

The property has a garage with motion sensor lighting.







The Borough, Farnham, GU10

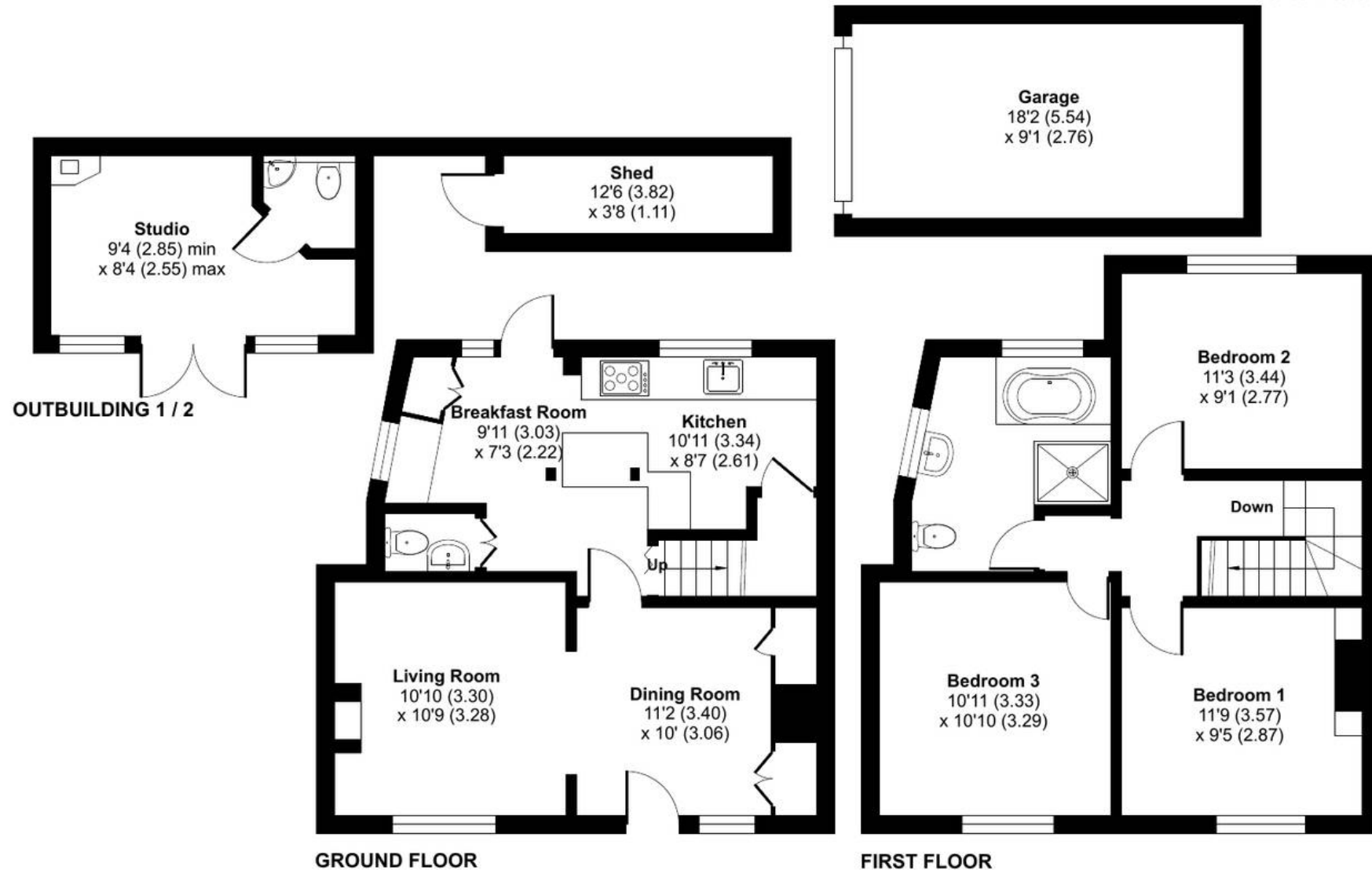
Approximate Area = 948 sq ft / 88.1 sq m

Garage = 165 sq ft / 15.3 sq m

Outbuilding = 164 sq ft / 15.2 sq m

Total = 1277 sq ft / 118.6 sq m

For identification only - Not to scale







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