



ROSE COTTAGE, CRONDALL ROAD, CROOKHAM VILLAGE

Hampshire, GU51 5SU



SPACIOUS AND VERSATILE HOME WITH AN ANNEXE IN 0.77 ACRES

This beautifully proportioned family house offers an exceptional blend of space, comfort and versatility, perfectly suited to family living.



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EPC

D

Local Authority: Hart council

Council Tax band: E

Tenure: Freehold

Services: Mains water, gas, electricity and drainage



BACKING ONTO FIELDS WITH A PICTURESQUE VIEW

A welcoming entrance hall leads into the kitchen with its central island, built-in appliances and dining area, this connects to a utility room, WC, and study. It opens into a bright games room with bi-fold doors to the terrace and garden, blending indoor and outdoor living. The entrance hall also leads to a spacious family room, dining room, and sitting room with bi-fold doors to the garden, offering flexible reception spaces. Upstairs, the principal bedroom with its private balcony has an en suite and dressing room that could be a fifth bedroom. Two further double bedrooms have en suites, plus an additional bedroom with a family bathroom. There is an integral one-bedroom annexe. Outside, a terrace leads to a lawn bordered by mature trees. The garden features a home office/party barn, bar/studio, covered hot tub area and koi pond with seating. A gate at the garden's end opens onto a stream with views over fields. At the front, gated parking completes this exceptional family home.







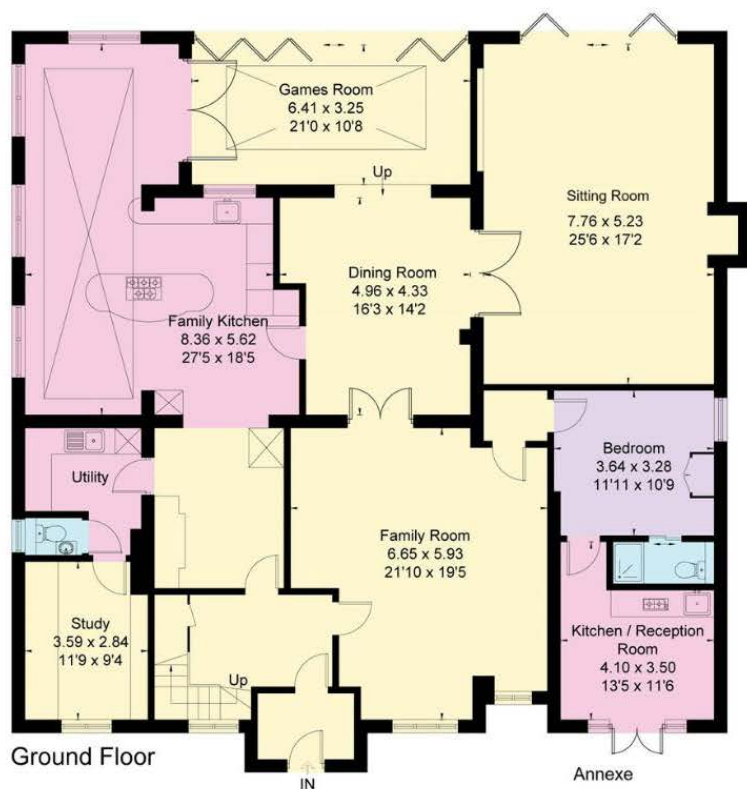
Approximate Floor Area

Ground Floor = 244.1 sq m / 2627 sq ft

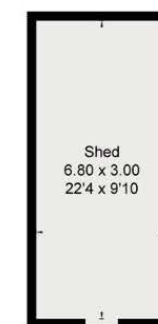
First Floor = 164.7 sq m / 1773 sq ft

Outbuildings = 31 sq m / 334 sq ft

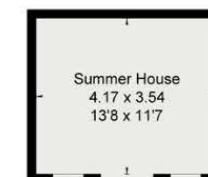
Total = 439.8 sq m / 4734 sq ft



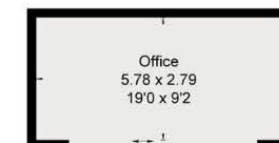
Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
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