



Gong Hill Drive

£1,250,000



MARTIN & CO



Gong Hill Drive

Cottage

4 Bedrooms, 3 Bathroom

£1,250,000

- Detached self-contained annex
- Stunning country home
- Sought after location
- Excellently positioned for local schools
- Ample parking
- Private outlook
- Outstanding decorative order
- No onward chain

Set within mature grounds of approximately one-third of an acre, Croft Cottage occupies an enviable position on an exclusive and conveniently located private road, approximately two miles south of Farnham. Formerly part of a substantial rural estate, this charming country home offers generous and well-balanced accommodation arranged over three floors, while retaining a wealth of attractive period features throughout.

Complementing the main house is a detached one-bedroom lodge house, discreetly positioned within the grounds and providing fully self-contained accommodation with all necessary amenities.

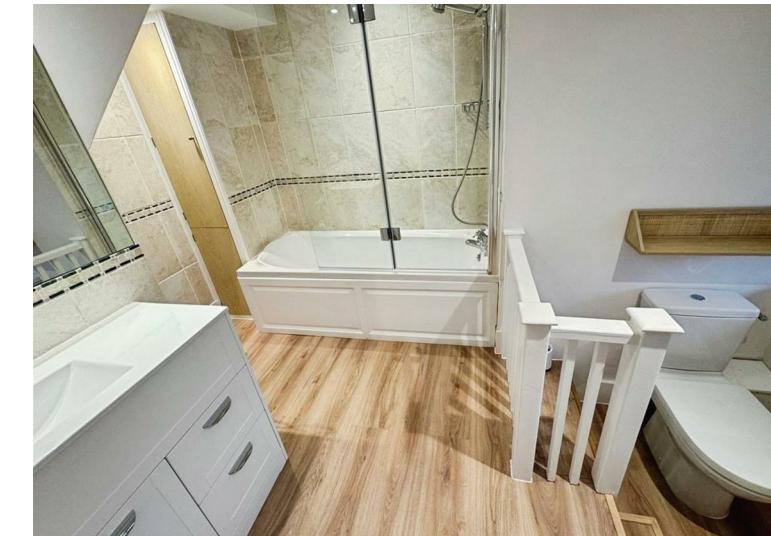


The principal residence is accessed via a central hallway, leading to a well-considered arrangement of practical and elegant living spaces, including a utility room, boot room, lounge and an immaculately appointed kitchen. The generous living room is finished with engineered oak flooring and centred around a cast-iron log-burning stove, with a bay window enjoying attractive views across the surrounding grounds.

At the heart of the home lies a beautifully handcrafted Higham kitchen, combining style and functionality. It features an extensive range of floor and wall-mounted cabinetry, including a spice drawer, deep pan drawers and an island incorporating a wine refrigerator. Quartz work surfaces and limestone flooring provide a tactile

sense of quality, while appliances include a range cooker with five-ring hob and twin ovens, marble splashback and extractor hood. Further enhancements include an integrated Miele dishwasher, concealed waste bins, Quooker tap, LED lighting, underfloor heating and French doors opening onto the patio. A separate utility room with sink and appliance space, together with a practical boot room, completes the ground floor accommodation.

The first floor offers a spacious landing with a large airing cupboard. The principal bedroom benefits from a walk-in wardrobe and en-suite shower room, while bedroom two includes a built-in wardrobe; both enjoy pleasant garden views. A well-appointed family bathroom features a three-piece suite and fitted



storage. The second floor comprises two interconnecting bedrooms with vaulted ceilings, providing flexible accommodation.

The gardens wrap around the front of the property and are predominantly laid to lawn, complemented by a generous patio area and mature trees and shrubs. A wooded backdrop enhances the sense of privacy and natural appeal. Access is via a long driveway leading to a substantial parking area.

A detached annex, constructed by Eco Living Spaces, provides high-quality self-contained accommodation. Designed with contemporary living in mind, it features vaulted ceilings, underfloor heating, bi-fold doors, and abundant natural light from windows, doors and Velux

rooflights. The open-plan living, dining and kitchen space forms the focal point, while a utility room with appliance space and a cloakroom sit off the hallway. The double bedroom includes a dressing area and a stylish en-suite wet room.

The property is offered to the market with no onward chain.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

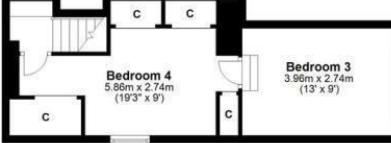
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor
Approx. 81.1 sq. metres (872.4 sq. feet)



Second Floor
Approx. 30.5 sq. metres (328.6 sq. feet)



First Floor
Approx. 62.6 sq. metres (674.2 sq. feet)



Annexe
Approx. 60.9 sq. metres (655.4 sq. feet)



House area: approx. 174.2 sq. metres (1875.1 sq. feet)
Annexe area: approx. 60.9 sq. metres (655.5 sq. feet)
Total area: approx. 235.1 sq. metres (2350.6 sq. feet)

This plan is for layout guidance only.
Measurements are for general guidance
only and must not be relied upon

Martin & Co Aldershot Sales

173 Victoria Road, Aldershot, Hampshire, GU11 1JU

01252 311974 . aldershot@martinco.com

01252 311974

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically

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Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

