



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

Nestled within a mature parcel of land encompassing approximately one-third of an acre, Croft Cottage finds its residence along an exclusive and conveniently situated private road, located at approximately 2 miles to the south of Farnham. As an integral segment of a once-substantial rural estate, this captivating countryside abode presents an abundance of accommodation, elegantly distributed across three levels, and proudly retains an array of endearing architectural features.

Supplementing the primary residence, a detached one-bedroom annex, complete with all requisite amenities, is discreetly ensconced within the verdant boundaries.



The principal dwelling may be entered through a central hallway, which ushers you into an array of functional spaces, including a utility, boot room, lounge and a meticulously appointed kitchen. The sizable living area is bedecked with engineered oak flooring, augmented by the inviting presence of a cast iron log-burning stove, while a bay window frames picturesque vistas of the surrounding grounds.

The culinary heart of the home, a splendidly handcrafted kitchen courtesy of Higham, exudes sophistication, boasting an assortment of floor and wall-mounted units, complemented with a spice drawer, deep pan drawers, an island unit housing a wine refrigerator, along with the tactile opulence of

quartz countertops and limestone flooring. Equipped with a range cooker featuring a 5-ring hob, dual ovens, a marble backsplash, and an overhead extractor hood, this culinary haven leaves nothing to be desired. Modern conveniences encompass an integrated Miele dishwasher, concealed waste bins, a Quooker tap, energy-efficient LED lighting, underfloor heating, and a pair of French doors beckoning towards the patio. An adjunct utility room, fitted with a sink and ample appliance space, as well as a practical boot room, further enhance the home's utility.

The first floor unveils a sizable landing that facilitates access to the bedrooms located on this level, alongside a capacious airing cupboard. The master



bedroom indulges in the luxury of a walk-in wardrobe and an en-suite shower room. Bedroom two is further enriched by a built in wardrobe, both rooms offer enchanting garden views. A meticulously designed family bathroom stands ready to serve, replete with a three-piece suite and fitted storage units. Ascend to the second floor to discover two interconnecting bedrooms graced with vaulted ceilings.

The gardens gracefully envelope the front of the residence, predominantly laid with a lush expanse of lawn, adorned with a generous patio, and adorned by mature trees and shrubs. The environs, accentuated by the presence of a captivating, wooded backdrop, lend an aura of natural splendour. Access to the

property is gained via an extended driveway, which gracefully culminates in a spacious parking area.

The detached annex, meticulously crafted by Eco Living Spaces, serves as a bastion of self-contained living. Encompassing a contemporary design, it boasts vaulted ceilings, bi-fold doors that bridge the boundary between interior and exterior, and the cozy comfort of underfloor heating. The central living, dining, and kitchen area stands as the heart of the property, generously illuminated through a profusion of windows, doors, and Velux skylights. Adjacent to the central hallway, a utility room awaits with provisions for various appliances, alongside a convenient powder room. The double bedroom features a dressing area and a

luxurious en-suite wet room.

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



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	





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

Background User

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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 mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All 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.