



**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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	77
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 







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