



Gong Hill Drive

£4,250 PCM


MARTIN&CO

Gong Hill Drive

Cottage

4 Bedrooms, 4 Bathroom

£4,250 PCM

Date Available: 18th May 2026

Deposit: £5,884

Unfurnished

- EPC D 62
- Deposit: £5884
- Council Tax Band G
- Stunning country home
- Prime location
- Excellently positioned for local schools
- Detached self-contained annex
- Ample parking



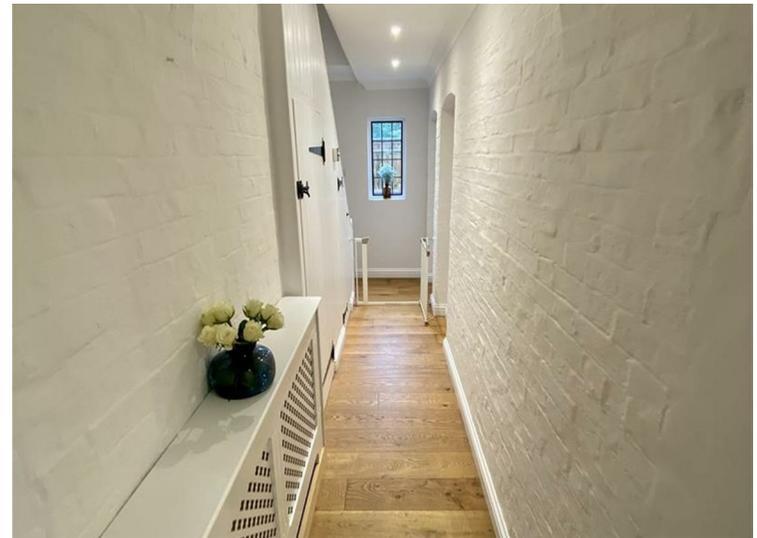
Nestled within a mature parcel of land encompassing approximately one-third of an acre, Croft Cottage finds its residence along an exclusive and conveniently situated private road, located at approximately 2 miles to the south of Farnham. This captivating countryside abode presents an abundance of accommodation, elegantly distributed across three levels, and proudly retains an array of endearing architectural features. In addition to 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 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 detached annex, meticulously crafted by Eco Living Spaces, serves as a bastion of self-contained living.





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 (CO₂) 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



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

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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.

