



### Victoria Cottage, I I The Borough, Crondall, Hampshire, GU10 5NT

### The Property

This attractive, well-presented three-bedroom Grade II listed cottage, is located in the centre of the desirable Hampshire village of Crondall within close proximity of all the amenities on offer.

Victoria Cottage boasts a wealth of character and charm with many original features including latch doors, original quarry floor tiles, exposed beams and brickwork.

#### **Ground Floor**

The inviting double aspect living/dining room benefits from an attractive log burning stove with exposed brick fireplace surround and built-in cabinetry.

There is a charming, fitted kitchen/breakfast room with, Lacanche range cooker, Belfast sink, wooden worktops, Marlborough wall tiles and porcelain tiled floor with underfloor heating. It also boasts a bespoke built-in storage cupboard and seating area. A stable door from the kitchen gives access into the rear garden.

There is also a downstairs cloakroom.

#### First Floor

On the first floor are three generous, light and airy bedrooms with high ceilings and exposed beams. There is a fitted family bathroom suite with separate walk-in shower and underfloor heating.

#### Outside

To the rear is a pretty, partially walled garden, mainly laid to lawn with mature planting, flower beds, shrubs and trees.

To the far end of the garden is an attractive wooden studio with power, electrics, w.c., wash hand basin and multi-fuel stove along with a veranda to the front.

A block paved patio provides an ideal area for entertaining or for relaxing and enjoying the sunshine.

There is also a useful storage shed.

To the front of the property is a low brick retaining wall and picket gate. The rear garden can be accessed via a side gate.

The property has a garage with motion sensor lighting.

#### Location

Situated within Crondall village offering local facilities, including a village store/post office, doctors surgery, church, choice of public houses, Pencroft Winery and cafe, well-regarded primary school and two day nurseries withing close proximity. There is also a cricket ground, playground and tennis courts.

The Georgian town of Farnham has a superb balance of branded and independent shops, supermarkets and restaurants with a number of restaurants on the picturesque Castle St and Lion and Lamb Yard. There is a leisure centre within the town centre and also the creative Farnham Maltings Centre which offers theatre, film and craft fairs.

Farnham station has direct trains to London Waterloo (from 53 minutes) and Guildford (from 25 minutes). The A31, A331 and M3 (J.4) all provide swift access to the A3, M25 and the national motorway network as well as Heathrow, Gatwick and Southampton airports.

There are a number of good schools in the area including South Farnham School, Weydon School, St. Polycarps, Edgeborough and Frensham Heights.









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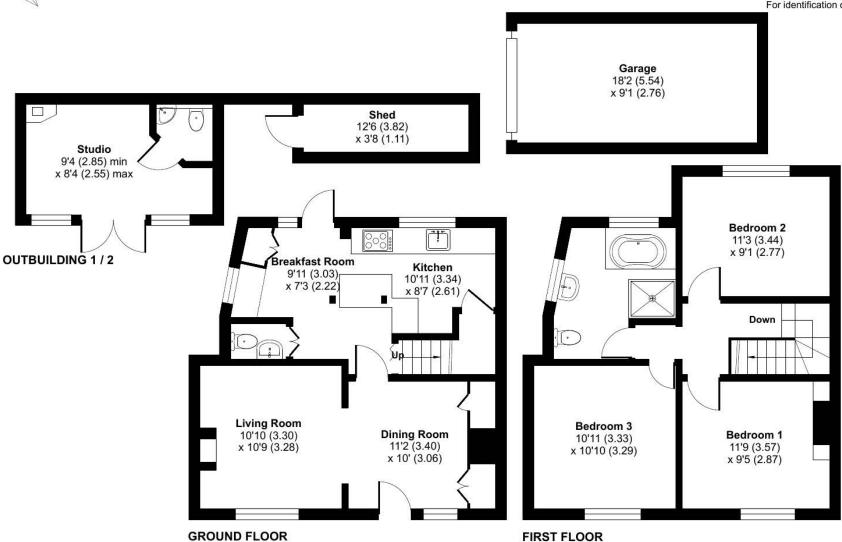




## The Borough, Farnham, GU10

Approximate Area = 948 sq ft / 88.1 sq m Garage = 165 sq ft / 15.3 sq m Outbuilding = 164 sq ft / 15.2 sq m Total = 1277 sq ft / 118.6 sq m

For identification only - Not to scale



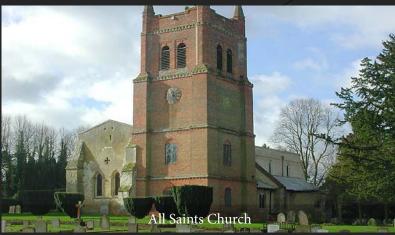
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for McCarthy Holden. REF: 1295798

# Places of interest

The surrounding area is renowned for country walks and open spaces. The historic village centre of Odiham offers a choice of public houses, cafes and convenience store.

Road links are excellent within the local area and the M3 access is within 3 miles of the property.











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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Services & Material Information

Water – Mains Gas – Mains Electric – Mains Sewage – Mains Heating – Gas Materials used in construction - Brick & Tiled roofs
How does broadband enter the property - FTTP (fibre to the premises)
Broadband Checker - https://www.openreach.com/fibre-broadband
Mobile Signal - Unknown, depends on carrier
To check broadband and mobile availability please visit: https://checker.ofcom.org.uk/
Accessibility Accommodations - None

Directions - Postcode GU10 5NT. Please contact McCarthy Holden for detailed directions.

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing
Telephone sole agents
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Local Authority
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