



Cranmore Lane, Aldershot

**£350,000**



## Cranmore Lane, Aldershot

We are excited to be offering this beautiful Victorian cottage, built circa 1860. It can be found in one of the most sought-after roads in the area and has a delightful south facing back garden with mature shrubs and plants. It is within easy reach of several main transport networks and the nearby historic Georgian town of Farnham, which has an excellent selection of shops, restaurants and amenities.

### FEATURES

- Garage and off-road parking in courtyard at rear
- Character property
- Excellent condition
- Light and airy kitchen extended and updated
- 0.6 miles to Rowhill Nature Reserve – 55 acres of woodland
- 1.4 miles to Aldershot Centre for Health
- 1.3 miles to Aldershot mainline station (direct to Waterloo 53 mins)
- 3 miles to Farnham, 4.7 miles to Fleet, 11 miles to Guildford
- Excellent commuter links, north, south, east and west
- Band C – Rushmoor Borough Council

### ACCOMMODATION

- Entrance vestibule
- Living room with fireplace
- Dining area
- Kitchen
- Cloakroom / toilet
- 2 bedrooms
- 1 bathroom with over bath shower

### OUTSIDE

- Mature enclosed garden at front with wrought iron gate
- Enclosed courtyard garden at rear with mature plants & shrubs
- Garage
- Shared driveway

### EPC RATING

D





Approximate Floor Area = 86.7 sq m / 933 sq ft  
 Garage = 18.0 sq m / 194 sq ft  
 Total = 104.7 sq m / 1127 sq ft



Ground Floor

First Floor

(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #65820

**Disclaimer:** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these.

Postcode for sat nav: **GU11 3AP**



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