

Cradle Lane, Frith End, GU35

Approximate Area = 1120 sq ft / 104 sq m (includes garage)

For identification only - Not to scale



CRADLE LANE, FRITH END, HAMPSHIRE, GU35

Guide Price £525,000

Situated in a semi rural location close to Dockenfield and Alice Holt Forest, a 2/3 bedroom character semi-detached house with far reaching countryside views.

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ACCOMMODATION

- Attractive cottage
- Further potential
- Two reception rooms
- Far reaching countryside views to front and rear
- West facing rear garden
- Garage and driveway
- Immediate proximity to Alice Holt
- Onward chain complete
- Semi rural location

DESCRIPTION

This characterful Victorian property is well presented throughout and is situated within a sought after semi rural position that boasts fantastic countryside views.

The property is within immediate proximity to Alice Holt Forest and comprises fully fitted kitchen/breakfast room with Range and back door to rear courtyard, sitting room with bay window and open fireplace, family room with engineered wooden flooring and views to garden, under stairs storage.

Upstairs there is a principal bedroom with feature fireplace and views to countryside, double bedroom and large family bathroom with separate shower and airing cupboard.

There is a large loft room that has been partially converted to a bedroom with two sets of velux windows.

Outside the generous west facing garden consists of large patio terrace adjoining the rear of the property, courtyard area, side access,



large garage and at the rear there fantastic views to surrounding countryside. At the front of the property there is a small front garden and driveway.

LOCATION

Cradle Lane is a small residential road in a rural location on the fringes of Docketfield. The property enjoys far reaching views over neighbouring countryside to the front and rear of the house as well as stunning sunsets. The sought after village of Docketfield is within the Parish of Frensham near the Georgian town of Farnham. There is immediate access to Alice Holt Forest which offers country pursuits such as walking, riding, cycling has a cafe. There is sailing at the nearby Frensham Great Pond and miles and miles of footpaths. Docketfield boasts a popular village pub, The Bluebell and the nearby village of Rowledge has a village shop, butcher, post office, and The Hare and Hounds public house. The cricket green, playground, tennis club and village hall are all well-supported. There are many highly regarded schools in the area including St Marys and Frensham Heights, Waverley Abbey in Tilford and Woolmer Hill in Haslemere.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	