



CRANMORE LANE | ALDERSHOT

  
**Platinum  
Homes**  
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## The Property

Situated on the borders of Aldershot and Farnham, this substantial detached family home has undergone recent improvements including replacement windows and renovation of the external office. Accommodation comprises open plan kitchen/dining room measuring 19' x 16' and a separate utility room, cloakroom, three reception rooms and the garage.

Additionally, the property offers an annexe with its own entrance, kitchen, bedroom, bathroom and balcony overlooking the rear garden. This would be perfect for those with an elderly parent or looking for an extra monthly income. The remainder of the first floor boasts a further four bedrooms with an en suite shower room and a family bathroom.

This sought-after location offers easy access to Farnham town centre, both Rowhill Nature Reserve and Caesar's Camp (stunning scenery for dog walkers) and is just over a mile from Aldershot mainline station, ideal for commuters looking for direct access to London Waterloo.



## Outside

The garden is mainly laid to lawn with a generous area of patio adjoining the rear, offering ample space for outside entertaining.

The home occupies an overall plot measuring 0.25 acres with a carriageway driveway and garage to the front.



## Features

- Five Bedrooms
- Four Reception Rooms
- Utility Room and Home Office
- Three Bathrooms
- South Facing Rear Garden
- 0.25 of an Acre Plot
- Close to the Nature Reserve
- EPC : D (59)
- Council Tax Band : F

## Contact

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# Cranmore Lane, Aldershot, Hampshire, GU11

Approximate Area = 1665 sq ft / 154.6 sq m

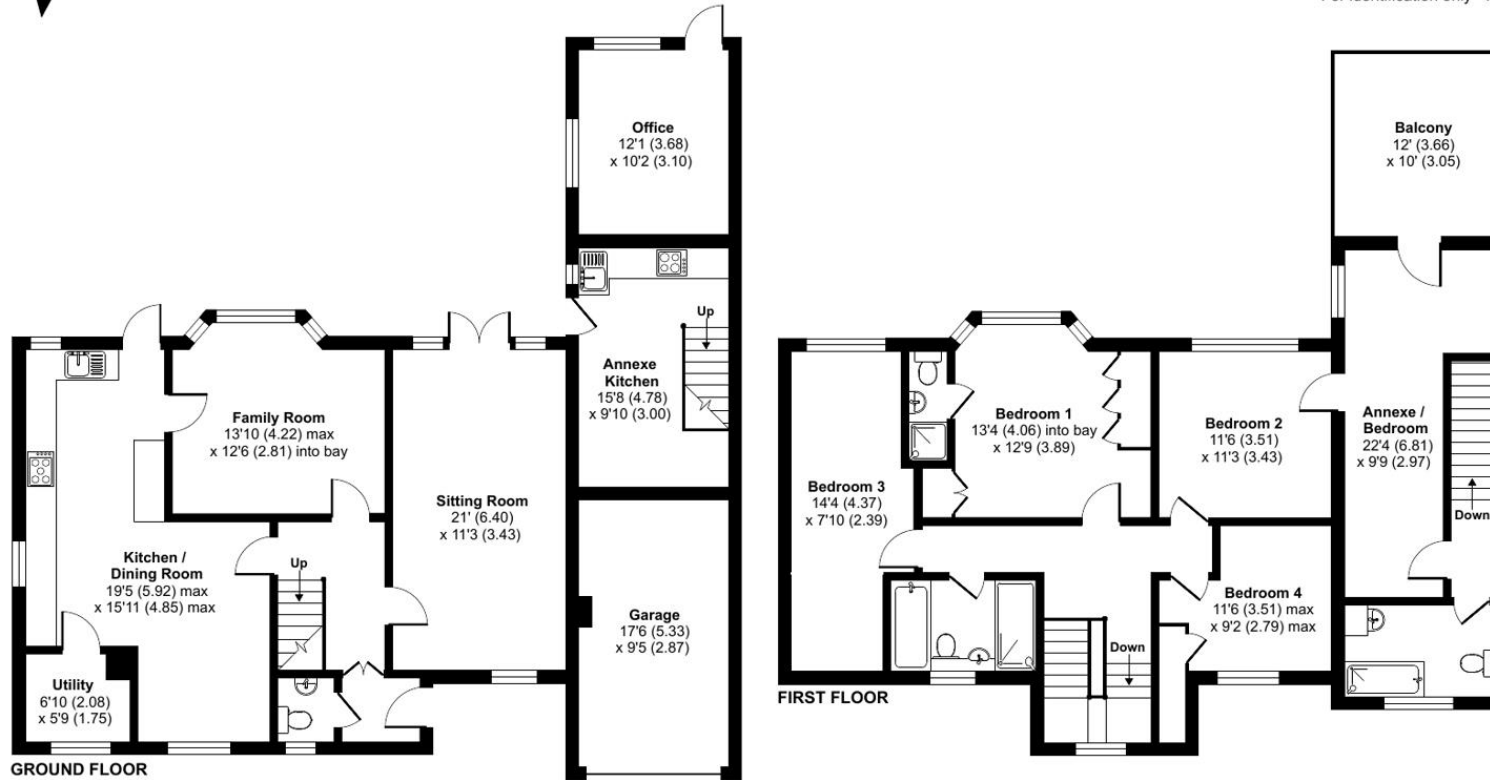
Annexe = 439 sq ft / 40.8 sq m

Garage = 171 sq ft / 15.9 sq m

Outbuilding = 118 sq ft / 10.9 sq m

Total = 2393 sq ft / 222.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Bridges Estate Agents Ltd (Platinum Homes). REF: 1088477



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