



CRANMORE LANE, ALDERSHOT, HAMPSHIRE, GU11

£525,000 *Freehold*

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KEY FEATURES

- Attractive period home set on a generous corner plot
- Bright and spacious accommodation with two versatile reception rooms
- Separate dining room and kitchen opening onto the garden
- Three well proportioned double bedrooms
- Family bathroom with additional shower room for convenience
- Established private garden, ideal for relaxing or entertaining
- Useful outbuilding offering storage or home working potential
- Well connected location close to transport links and everyday amenities



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ACCOMMODATION

Set on a prominent corner plot, a 1908 Edwardian cottage with many original features, including four original fireplaces.

The property offers well balanced accommodation across two floors, with a natural flow between rooms and good ceiling heights typical of its period.

The ground floor is arranged around a welcoming entrance hallway with staircase rising to the first floor. To the front, the sitting room provides a comfortable and bright reception space, while a separate dining room offers an ideal setting for family meals or entertaining. The kitchen sits to the rear of the house and enjoys a pleasant outlook over the garden, with direct access outside, making it a practical and well-positioned space within the home.

Upstairs, the first floor comprises three double bedrooms, all of good size and proportions, with natural light and pleasant outlooks. The accommodation is served by a family bathroom along with a separate shower room, providing flexibility for modern living.

Overall, the layout is both practical and versatile, offering an excellent foundation for further updating or reconfiguration to suit individual requirements.

Outside

The property enjoys a notably generous corner plot, creating a real sense of space and privacy. The rear garden is a particular highlight; mature and well established, with a combination of lawn, patio areas and planting that provide year-round interest and a peaceful setting.

A paved terrace adjoining the house offers space for outdoor seating, while the lawned section is framed by trees and shrubs, enhancing privacy. A useful outbuilding is positioned within the garden, offering valuable storage or potential for hobby or workspace use. At the front, there is a driveway with parking for two vehicles.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band:
EPC rating: D
Is the property listed: Property is not listed

LOCATION

Cranmore Lane is conveniently positioned in Aldershot, close to a wide range of everyday amenities, schools and transport links. The area offers good access to both Farnham and Guildford, with their extensive shopping, dining and cultural facilities.

For commuters, Aldershot Station provides rail services to London Waterloo, while Farnham Station is also within easy reach. Road links via the A31, A331 and A3 provide convenient access to the wider motorway network and surrounding towns.

The area benefits from a good selection of schools, including Waverley Abbey, South Farnham, Weydon School, and a range of independent options within close proximity. Nearby green spaces and countryside walks are easily accessible, adding to the appeal of this well-connected yet comfortably residential location.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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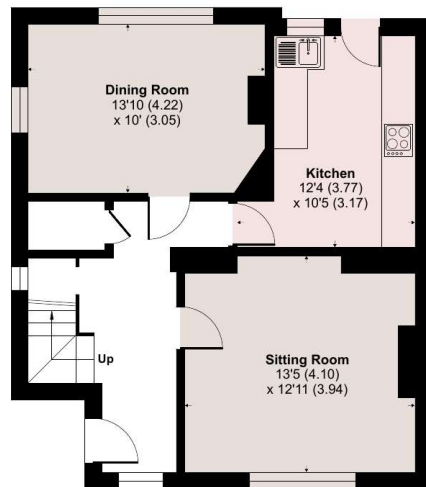
Cranmore Lane, Aldershot, GU11

Approximate Area = 1148 sq ft / 106.6 sq m

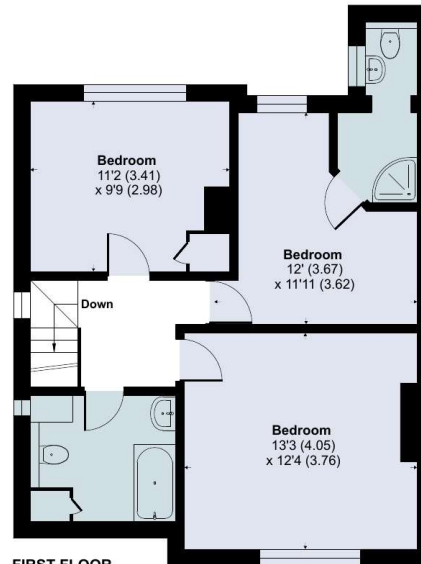
Outbuildings = 34 sq ft / 3.1 sq m

Total = 1182 sq ft / 106.6 sq m

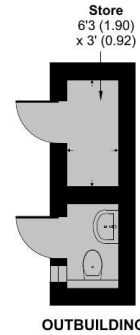
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GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Tarrant & Robertson t/a Winkworth Ltd. REF: 1454867

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