



Cradle Lane, Frith End, Hampshire, GU35 0QT





## Cradle Lane, Bordon, Hampshire, GU35 0QT

*Nestled in a sought-after rural setting on the fringes of Docketfield, this stunning semi-detached family home occupies an enviable corner plot and offers the perfect blend of character, space, and modern comfort.*



- Four bedrooms • Modern shower room and family bathroom
  - Stunning kitchen/breakfast room
- Sitting room and dining room with open wood fires
  - Breath-taking views • Large corner plot garden
  - Outside studio • Driveway parking



## ACCOMMODATION

Thoughtfully extended by the current owner, the property presents beautifully throughout, making it an ideal home for family living or those seeking peaceful countryside surroundings with easy access to nearby amenities. Upon entering, you are welcomed into a bright entrance hall that leads seamlessly into an impressive open-plan sitting and dining room, both boasting charming open working fireplaces, ideal for cosy evenings. To the rear, the heart of the home awaits: a showstopping extended kitchen/breakfast room featuring exposed oak beams, underfloor heating, and a high-quality finish. This inviting space is perfect for entertaining, complete with a utility area for added convenience. A ground floor bedroom, accompanied by a contemporary wet room, offers flexible living accommodation for guests or multi-generational living. Upstairs, the first floor hosts two spacious double bedrooms and a modern family bathroom. A loft conversion adds a wonderful fourth bedroom, with far-reaching, uninterrupted views over open-countryside, an inspiring retreat filled with natural light. Externally, the property continues to impress. A gravelled driveway provides ample off-road parking and side access to the expansive rear garden. This outdoor space is a true highlight, mainly laid to lawn with a small orchard of mixed fruit trees and open countryside vistas. An external studio offers excellent potential for a home office, or creative space. Additional outbuildings include three useful garden sheds, completing this exceptional rural home.

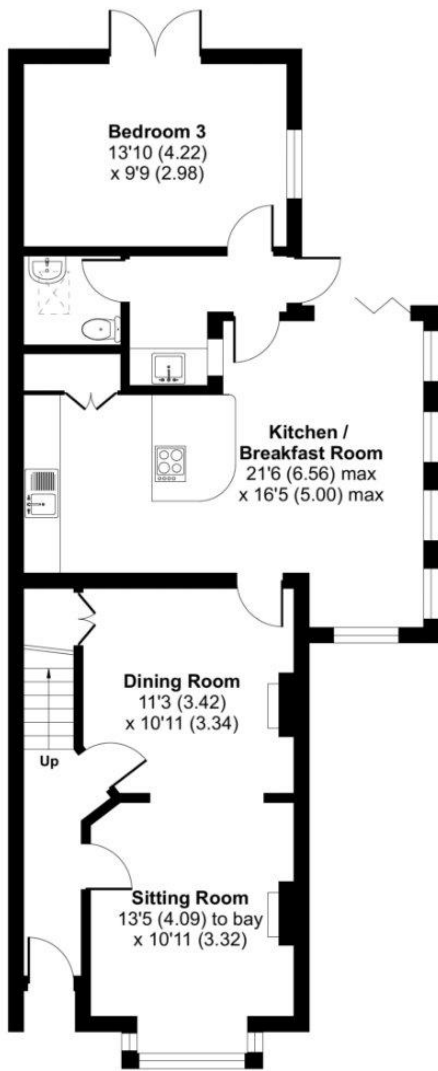


## SITUATION

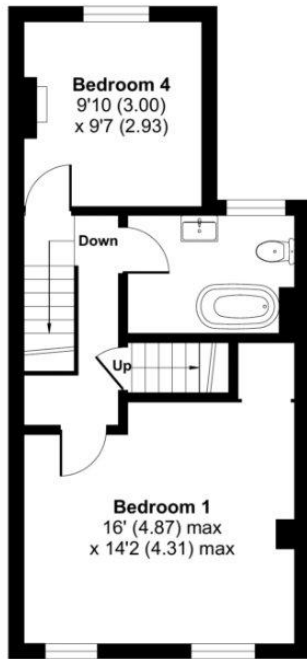
Cradle Lane is a small residential road in a rural location on the fringes of Docketfield. The property enjoys far reaching views over neighbouring countryside to the front and rear of the house as well as stunning sunsets. The sought after village of Docketfield is within the Parish of Frensham near the Georgian town of Farnham. There is immediate access to Alice Holt Forest which offers country pursuits such as walking, riding, cycling and 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.



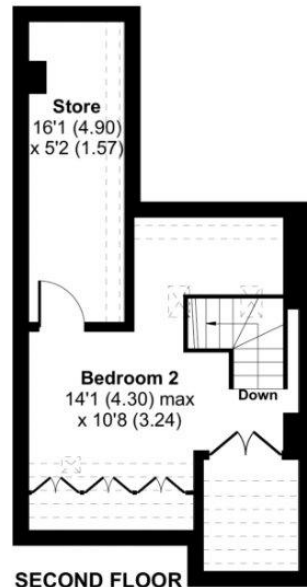




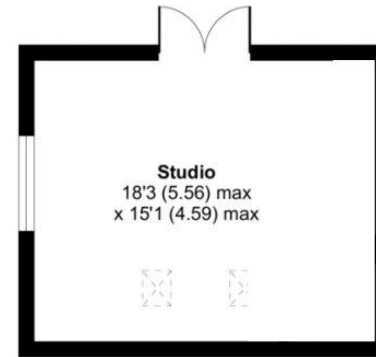
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



OUTBUILDING



Denotes restricted head height

Approximate Area = 1448 sq ft / 134.5 sq m  
 Limited Use Area(s) = 138 sq ft / 12.8 sq m  
 Outbuilding = 275 sq ft / 25.5 sq m  
 Total = 1861 sq ft / 173 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	32	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1264531





**LOCAL AUTHORITY**

East Hampshire District Council  
Council Tax Band D

**ASKING PRICE £1,000,000**

**TENURE**

Freehold