



Osbornes
Independent estate agents

Church Path | Farnborough

Tucked away along a charming and colourful pedestrian path just moments from North Camp Village, this beautifully extended three-bedroom Victorian cottage

Semi Detached | Three Bedrooms | Modern Kitchen | Modern Bathroom | Landscaped Rear Garden | No Onward Chain

£415,000 | Freehold

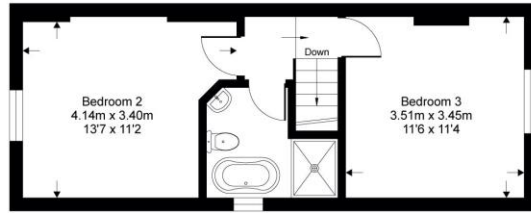
Tucked away along a charming and colourful pedestrian path just moments from North Camp Village, this beautifully extended three-bedroom Victorian cottage perfectly blends period character with contemporary style. The home opens into a striking open-plan layout, high-spec kitchen with gloss cabinetry, integrated appliances, and a generous central island – ideal for cooking, entertaining or casual breakfasts. A standout feature of the home is the stunning rear extension, flooded with natural light from vaulted ceilings and skylights, with full-width bifold doors opening onto the garden – creating a seamless indoor-outdoor feel. The home features a further downstairs bedroom/reception room and downstairs cloakroom. Upstairs, there are two well-proportioned double bedrooms, each with a distinct personality, and a stylish four-piece bathroom boasting a freestanding roll-top bath, walk-in rainfall shower, and eye-catching tiling. Outside, the private garden has been landscaped with entertaining in mind – featuring a sociable patio area, bespoke firepit, greenhouse, and a unique collection of planters. A perfect urban retreat. Located on a quiet path within walking distance to the ever popular North Camp village and the variety of shops and café's along with the popular local schools. Also offering easy access to the A331/M3. Council Tax Band C - EPC Band D



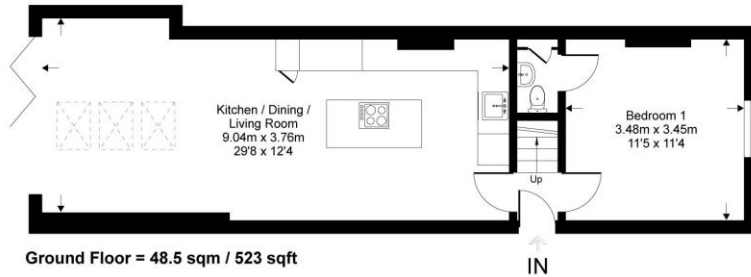


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Approximate Gross Internal Area = 82.5 sq m / 889 sq ft



First Floor = 34 sqm / 366 sqft



Ground Floor = 48.5 sqm / 523 sqft



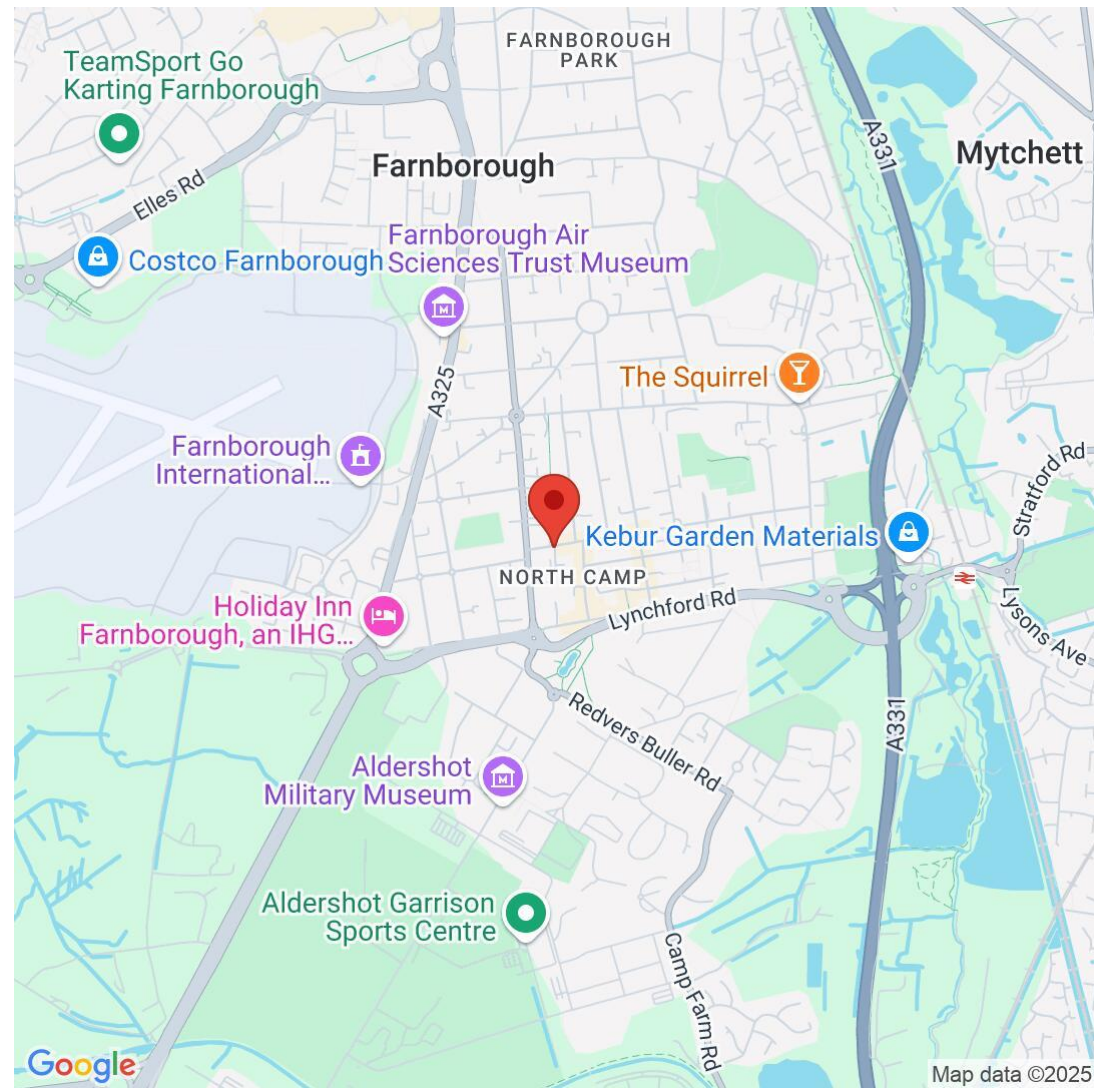
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	