

Price Guide £1,500,000

Farnham

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London

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A most attractive modern detached family home set in sought after Old Compton Lane offering spaciously arranged and well appointed living accommodation most convenient to Farnham town centre, mainline station and well regarded schools.

- 6 bedrooms
- En-suite bathroom & walk-in wardrobe
- 2 family bathrooms
- Further en-suite shower room
- Fine sitting room
- Well appointed & integrated open plan kitchen/breakfast/dining room
- Utility room
- Family room
- Study
- Further study/store room
- Reception hall
- Cloakroom
- Attractive landscaped gardens
- Large drive with parking

10a Old Compton Lane, Farnham, Surrey, GU9 8BS

LOCATION

- * Farnham town centre 1 mile
- * Mainline station .69 of a mile, approximately 10 minutes walk (London Waterloo within 53 minutes)
- * A31 ¾ of a mile, London 37 miles, A3 9 miles
(All distances and times are approximate)

SITUATION

* The property is located along a private lane off of one of Farnham's premier roads, well known for its variety of substantial and individual houses, and is within a short distance of Farnham town centre and mainline station.

* The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafés and an excellent choice of restaurants including Brasserie Blanc, Bill's, Côte Brasserie, Pizza Express and Zizzi. There is a Waitrose, Sainsbury's, Leisure Centre, David Lloyd Club, local Rugby, Football and Tennis clubs, and Farnham's historic deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking, cycling and dog walking.

* There is an excellent choice of both state and private schools, including the highly regarded South Farnham school, Weydon secondary (Academy) school, Edgeborough and Frensham Heights.

* Excellent opportunities exist within the immediate area for walking, riding and cycling with much of the neighbouring land belonging to the National Trust, Forestry Commission and RSPB. There are also a good selection of golf courses in the area, including Hankley, Farnham and Puttenham, as well as sailing at Frensham Great Pond.

* Communications are first class with the A31/A3 providing links to London and the south coast. The A331 Blackwater Valley road links Farnham with the M3, M25 and Heathrow.

DESCRIPTION

* An attractive modern detached family house set in sought after Old Compton Lane offering spaciouly arranged and well appointed living accommodation most convenient to Farnham town centre, mainline station and well regarded schools.

KEY FEATURES INCLUDE:

- * Sitting room with French doors opening onto the garden.
- * Well fitted and integrated kitchen/dining room with French doors opening onto the garden from the dining area. Integrated kitchen comprising an excellent range of ground and eye level units, granite worktops, stainless steel sink unit with mixer tap, double ovens, hob, extractor above, American fridge/freezer, breakfast bar.
- * Utility room with sink unit and cupboards above and below, space and plumbing for washing machine and tumble drier. Door to garden.
- * Family room with cupboard housing boiler.
- * Study.
- * Cloakroom with w.c and wash basin.
- * Master bedroom suite with walk-in wardrobe and en-suite bathroom comprising corner bath, w.c and wash hand basin.
- * Bedroom 2 with built-in wardrobes and en-suite shower room comprising shower cubicle, w.c and wash basin.
- * 2 further first floor bedrooms both with built-in wardrobes.
- * Family bathroom comprising bath, w.c and wash basin.
- * 2 further bedrooms to the second floor plus an additional bathroom with corner bath, w.c, wash basin and velux window.

OUTSIDE

* To the front the property is approached via a tarmac driveway providing parking for a number of cars. Area of lawn, hedging and trees. Steps to front door. Gated side access.

* The rear garden is beautifully landscaped with decked area incorporating a waterfall feature, hedging, steps up lead to a large expanse of lawn with shrub borders, enclosed by hedging. Outside tap.

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GENERAL

- * **Services** - Mains water, electricity and drainage. Gas heating.
- * **Local Authority** - Waverley B. C., The Burys, Godalming GU7 1HR 01483 523333
- * **Council Tax** - Band H with an annual charge for the year ending 31.03.19 of £3,775.04
- * **Tenure** Freehold
- * **EPC Rating** B (81)

DIRECTIONS

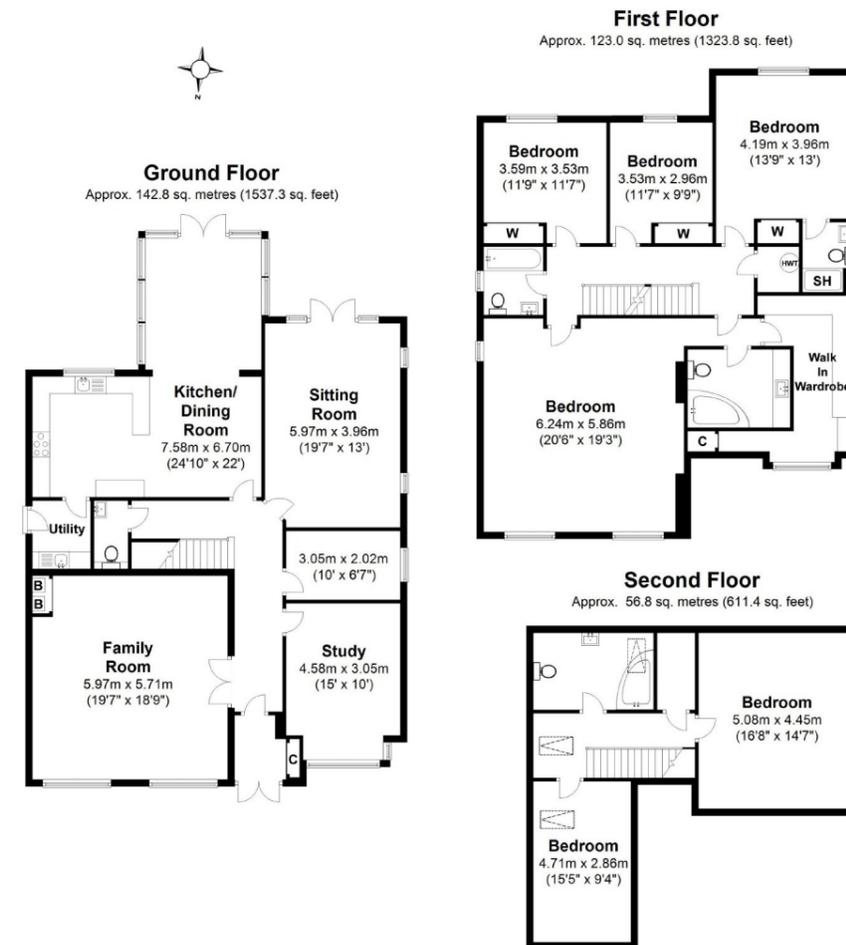
* Leave Farnham via South Street and at the main traffic lights go straight across and over the level crossing. Bear left into Waverley Lane and take the third turning on the left into Old Compton Lane where 10a can be found on the right.

VIEWING

Viewing by prior appointment with Andrew Lodge Estate Agents, Farnham - Tel: 01252 717705 Opening hours 9a.m. - 6p.m. Monday to Friday, 9a.m. - 5p.m. Saturdays.

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. They are intended to give a fair description of the property but their accuracy is not guaranteed nor do they form part of any contract. All information should be verified by yourself and your professional advisors. We have not carried out a survey nor have we tested the services, appliances and specific fixtures and fittings. It must not be assumed that the property has all or any necessary planning permissions, building regulations or any other consents. Room sizes are approximate and they have been taken between internal wall surfaces and therefore include cupboards, shelves etc. Accordingly they should not be relied upon for carpets, curtains and furnishings.

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Total area: approx. 322.6 sq. metres (3472.6 sq. feet)

This plan is for layout guidance only.
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