

Price Guide £1,750,000

Farnham

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London

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A delightful detached character family home set on a fine established plot in much sought after Moor Park with well designed and spaciouly arranged family living accommodation

- 5 bedrooms
- En-suite dressing room & shower room
- Family bathroom (Jack & Jill)
- Sitting room
- Snug/TV room
- Superb fitted & integrated kitchen/breakfast/dining/family room
- Utility room
- Cloakroom
- Reception hall
- Integral double garage
- Store room
- Delightful southerly facing gardens
- Approaching 1.5 acres
- Large driveway with turning and electric gates

Park House, 1 Compton Way, Moor Park, Farnham, Surrey,

DESCRIPTION

* Park House is a charming detached family house set in delightful grounds with later additions and offers well presented and flexible living accommodation arranged over two floors. The southerly facing gardens offer a good degree of privacy and seclusion and extend to approximately 1.5 acres.

KEY FEATURES INCLUDE:

- * Large reception hall with oak flooring which is continued throughout the ground floor, excluding the kitchen and wet areas.
- * Superb fitted and integrated kitchen/breakfast/dining/family room with bi-folding doors to the rear sun terrace. Central U-shaped island with inset sink, mixer tap, worktops, breakfast bar with chairs. Excellent range of eye and ground level units, electric hob, oven, extractor hood, integrated appliances.
- * Off the kitchen is the Utility room with doors to the cloakroom and the integral garage.
- * Fine triple aspect sitting room with feature stone fireplace, bay window and French doors giving access to the rear sun terrace.
- * Snug/TV room with bow window.
- * On the first floor the master bedroom suite comprises an en-suite dressing room and shower room.
- * The guest suite benefits from an en-suite dressing room and double doors opening onto a balcony.
- * 3 further bedrooms, two with built-in wardrobes.
- * Family bathroom comprising panel enclosed bath, shower cubicle with folding glass doors, w.c., pedestal wash hand basin.

OUTSIDE

- * To the front the property is approached via electrically operated wooden gates leading to a large tarmac driveway providing parking and a turning circle.
- * Integral double garage with electric up and over door, light, power and workshop to the rear. Sensor lighting to the front.
- * To the rear the delightful formal south facing secluded gardens have been attractively landscaped. There are a wealth of Rhododendrons, Azaleas and mature established trees. Terraced lawns, large decking and patio area with stone steps. In all, the plot extends to approximately 1.5 acres (0.6ha) and offers a good degree of privacy and seclusion.

GENERAL

- * **Services** - Mains electricity and water. Private drainage. Gas central 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 31.03.20 of £3,921.78.
- * **Tenure** - Freehold.
- * **EPC rating** - D(58)

SITUATION

- * Park House occupies a superb secluded position in the much sought after area of Moor Park, well known for its prestigious properties on generous plots and forming part of an area designated as being of great landscape value and adjoining the North Downs Way.
- * The A31 is within 2 miles and Guildford is about 8 miles where the A3 gives access to London, the M25 and subsequently Heathrow and Gatwick airports. 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 The Sands, Hankley, Farnham and Puttenham, as well as sailing at Frensham Great Pond.

- * The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafes and an excellent choice of restaurants including Brasserie Blanc, Loch Fyne, Cote Brasserie, Pizza Express and Zizzi. There is a Sainsburys, Waitrose, DC Leisure Centre, David Lloyd Leisure Centre and Farnham's historic deer park offering over 300 acres of beautiful open countryside.

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

Park House, 1 Compton Way, Moor Park, Farnham, Surrey,

LOCATION

- * Farnham town centre approximately 2 miles (Waterloo from 53 minutes)
 - * Guildford 8 miles (Waterloo from 38 minutes)
 - * A31 2 miles, A3 7 miles, London 40 miles
- (All distances and times are approximate)

DIRECTIONS

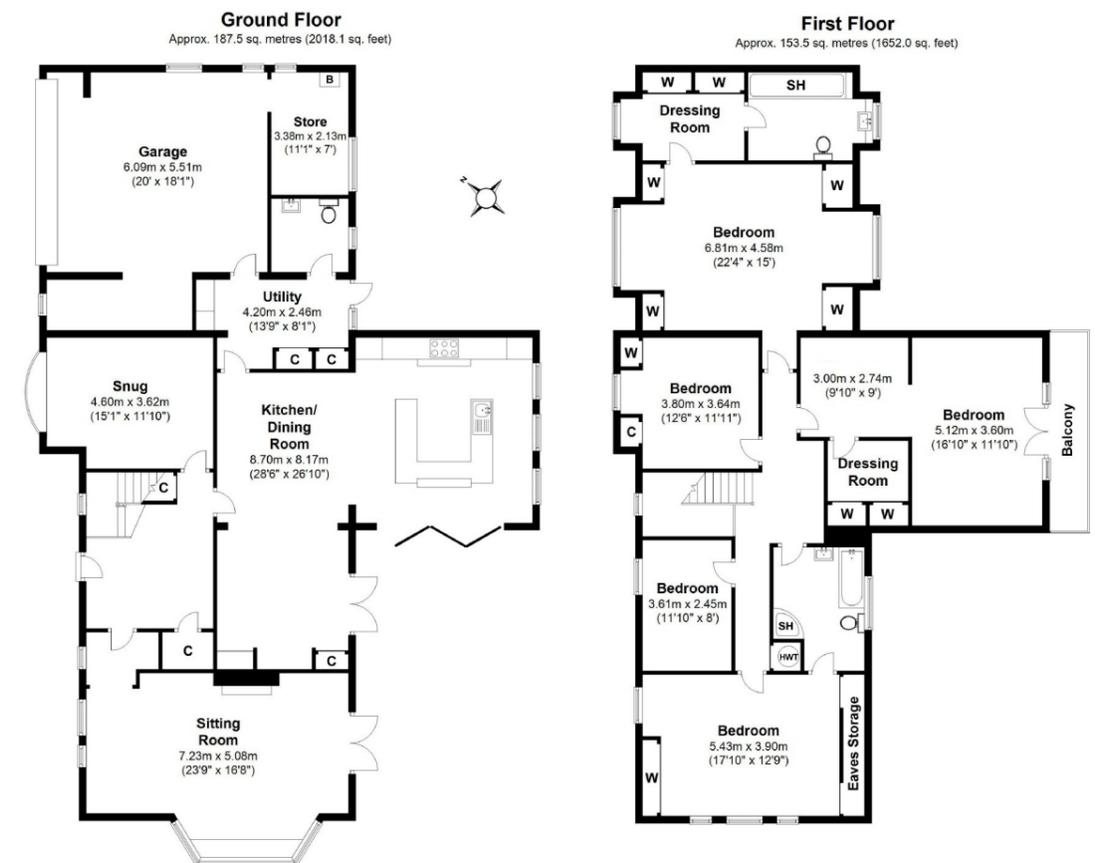
* Leave Farnham via South Street and at the traffic lights turn left onto the A31. At the Shepherd and Flock roundabout follow the signs for A31 Guildford. Take the first exit left signposted Runfold and follow the slip road back over the A31. At the T junction turn right and then take the first left into Crooksbury Road. Follow this road, turning right into Compton Way where Park House is just in on the left.

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.

Compton Way, Farnham, GU10 1QZ



House area: approx. 294.4 sq. metres (3168.9 sq. feet)
Garage & Store area: approx. 46.6 sq. metres (501.6 sq. feet)
Total area: approx. 341.0 sq. metres (3670.1 sq. feet)

This plan is for layout guidance only.
Measurements are for general guidance
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