



Farnham

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London

Representative Office
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Price Guide £2,200,000

A superb detached family house built in the Queen Anne style to an extremely high specification in this prime residential lane

**** Joint Sole Agents with Savills ****

- Vaulted reception hall
- Drawing room
- Dining room
- Morning room
- Study
- Kitchen/breakfast room
- Utility room
- Cloakroom
- Bedroom 5/family room
- Bedroom 6/study
- Master bedroom with dressing room
- 3 further double bedrooms
- 4 bath/shower rooms
- Gated driveway
- Garage
- Delightful gardens

The Orchard, 5 Little Austins Road, Farnham, Surrey, GU9 8JR

KEY FEATURES INCLUDE:

* Built in 2012, The Orchard is an impressive Queen Anne style property offering nearly 4000 sq ft of accommodation. The property retains the appearance of many period features including high ceilings with deep architraves and plinths to match the sash windows which are lead weighted and have internal shutters and moulded surrounds. The ground floor benefits from oak timber planks with under floor heating throughout with zone control. Throughout the house there is an inbuilt sound system. Technical specification includes whole house dedicated ventilation system and independent boosted constant pressure hot and cold water system. External infrared CCTV system with internal house monitors.

* Front door to vaulted reception hall with black and white marble floor, sweeping galleried staircase with roof light maximising natural light with a designer 'Flos' chandelier.

* Double aspect drawing room with feature open fireplace with marble surround and built-in book case furniture. A concealed door leads to the Dining room.

* Superb open plan kitchen/breakfast/morning room. The bespoke kitchen comprises hand built and painted units, granite work surfaces, an Aga with remote control system, Franke hot/cold/boiling tap, Lutron lighting system. The morning room is triple aspect with bi-fold doors giving access and views of the garden.

* Adjacent to the kitchen is the rear entrance hall with access to the garden and the front of the property, into the attached garage and utility room.

* In addition there is a ground floor bedroom with en-suite which could be utilised as a self-contained annexe if desired.

* Sweeping balustrade staircase leads to first floor galleried landing. The master bedroom suite benefits from a dressing room and a spiral staircase leads up to the en-suite bathroom.

* A family bathroom finished in limestone and with premium Hansgrohe fittings and further three double bedrooms, one of which is on the second floor, completes the accommodation.

OUTSIDE

* To the front the property is approached via an automated gated entrance with access controlled intercom on the pedestrian gate leading to the gravelled driveway providing parking and turning. Garage.

* The rear garden is laid to lawn with flower and shrub borders, hedging. Entertainment area with Indian sandstone patio with remote controlled feature lighting.

GENERAL

* **Services** - All mains services. Gas fired central heating to radiators.

* **Local Authority** - Waverley B C, The Burys, Godalming, Surrey GU7 1HR 01483 523333

* **Council Tax** - Band H with an annual charge for the year ending 30.03.21 of £4,067.82

* **EPC Rating** B (86)

* **Miscellaneous** - Planning permission has been granted to extend above the garage to extend the first floor accommodation. Also to create an in/out carriage driveway. Ref: WA/2017/1974

SITUATION

* Orchard House is located within a highly regarded residential road within the Great Austins conservation area, approximately half a mile to the south of the Georgian town centre, and is convenient to the mainline station and a number of highly regarded schools including South Farnham School and Weydon Secondary (Academy) School, Frensham Heights, Edgeborough, Barfield, Charterhouse in Godalming and Royal Grammar School in Guildford.

* Local facilities are close by at The Ridgway and The Bourne, and include a store/post office, bakery, butcher, public house, veterinary clinic, chemist, tennis courts and recreation ground.

* 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. There is a Waitrose, Sainsbury's, Leisure Centres such as David Lloyd Club. Farnhams historic deer park offers over 300 acres of beautiful open countryside, providing opportunities for walking and cycling.

* Further opportunities exist within the immediate area for walking, riding, golfing and cycling. Sailing is also available at the nearby Frensham Great Pond. In addition there are a number of challenging golf courses in the area including Farnham Golf Course and Hankley Common.

* Communications are first class with the A31 and mainline station about ½ mile and the A3 about 8 miles. The A331 Blackwater Valley road links Farnham with the M3, M25 and Heathrow. Farnham mainline station is within half a mile serving London Waterloo in under an hour.

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LOCATION

* Farnham town centre and mainline station ½ mile (Waterloo from 53 minutes)

* Guildford A3 8 miles, London 38 miles

* South coast 27 miles

(All distances and times are approximate)

DIRECTIONS

* Leave Farnham via Firgrove Hill and continue to the top. At the traffic lights turn left into Old Farnham Lane, which becomes Great Austins and turn right into Little Austins Road where The Orchard can be found along on the left hand side.

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.

