



Old Park Lane, Farnham  
Surrey, GU10



*Beyond your expectations*



# A light and spacious 4 bedroom property with beautiful gardens

4 Bedrooms | Bright Sitting Room | Dining Room | Study | Kitchen/Breakfast Room | 2 Bathrooms |  
2 Garages | Beautiful Gardens and Grounds | Private Location | Approximately 1.6 Acres.

**Guide Price £945,000 Freehold**

## Description

A most attractive and spacious 4 bedroom home located in a park like setting offering good privacy and seclusion but not far from facilities in Farnham and neighbours. Once inside the light and airy living accommodation offers very comfortable rooms with a good sized sitting room, dining room and study. There is a modern fitted kitchen and adjoining breakfast room with lovely views over the gardens and rear enclosed courtyard. The hallway continues through to the 4 bedrooms and a handsome conservatory with double opening doors onto the gardens. The master bedroom boasts a comprehensive en-suite with separate bath and shower. There is also a separate shower room serving the other 3 bedrooms. To the first floor there is a double bedroom (an ideal childrens room) with walk in wardrobe/storage room before entering the loft. In all a particularly spacious and comfortable property with lovely views over its grounds and gardens ideal for a growing family.

## Outside

Approaching the property along the lane you enter Woodstock along a driveway flanked by tall trees and lawn. There is ample parking for numerous cars and access to the garaging. The property itself sits well in its plot surrounded by park like Lawns with various flower beds, mature shrubs and trees. There is a gated garden area with numerous flowers and shrubs with an attractively designed layout. The outer boundaries are lightly wooded offering a good degree of seclusion

especially when in full leaf. There is a Terrace off the Conservatory ideal for entertaining and relaxing which looks over the well tended Lawns and out towards the woodland. To the south there are various seating areas with an open aspect looking towards Farnham and beyond. In all a super mature plot with a very special sylvan setting with grounds and gardens of approximately 1.6 Acres. There are two separate garages 2 storage sheds and a childrens wendy house.

## Location

Old Park Lane is situated on the northern fringes of Farnham and is a quiet and unmade lane of individual properties, which have large gardens. Farnham offers a comprehensive range of shopping, cultural and leisure facilities with a good range of pubs and restaurants, and a mainline station which provides a service to Waterloo within the hour. Close by Farnham Park offers 300 acres ideal for walking, cycling and other country pursuits. This location has access to a number of horse livery yards which can provide excellent riding around this area. Further rural areas on the south side of Farnham are mostly under the ownership of The National Trust. There is an excellent choice of schools nearby and there is easy access by car to Guildford, Fleet and the M3 giving rapid access to the national motorway network.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

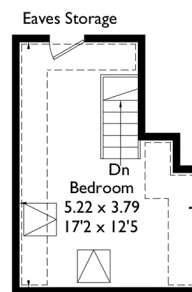
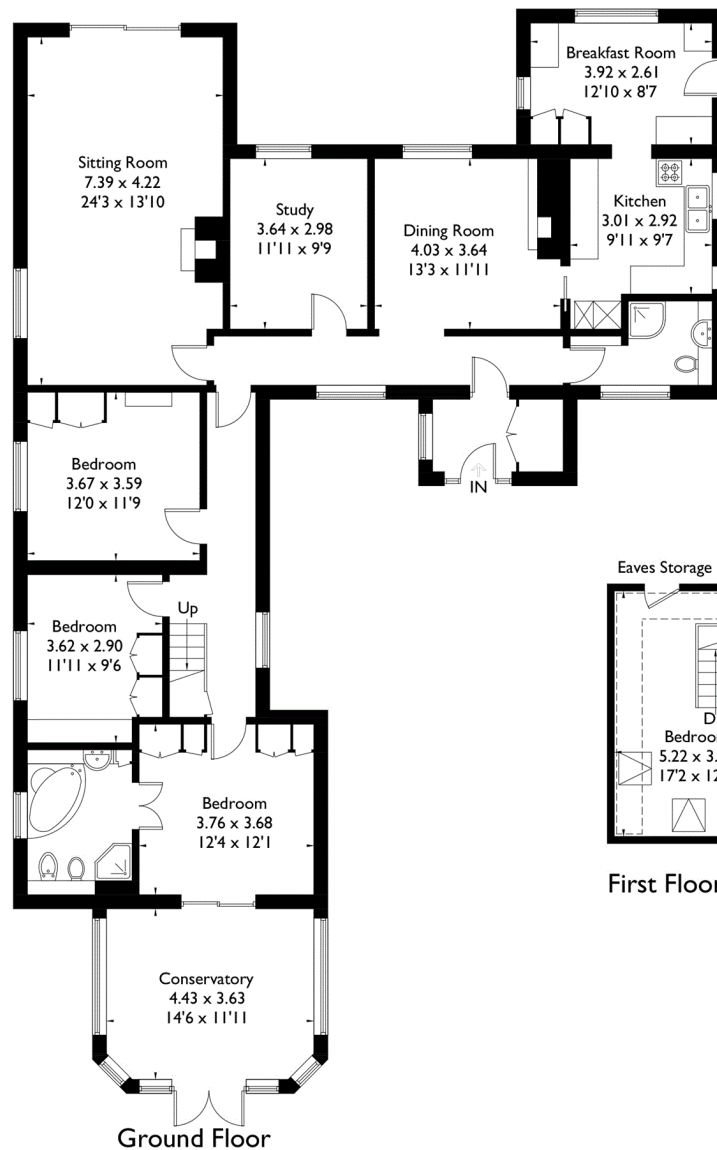
**Hamptons International**

4 Castle Street, Farnham, Surrey, GU9 7HS

Sales. 01252 714164

farnham@hamptons-int.com

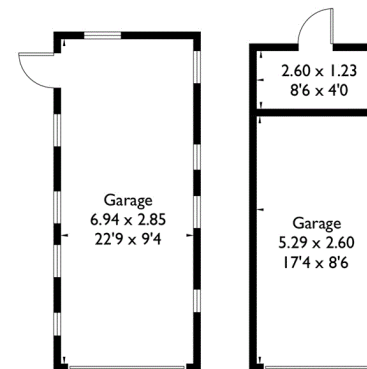
[www.hamptons.co.uk](http://www.hamptons.co.uk)



Approximate Gross Internal Area = 191.0 sq m / 2056 sq ft  
 Outbuildings = 37.2 sq m / 400 sq ft  
 Total = 228.2 sq m / 2456 sq ft



= Reduced headroom below 1.5m / 5'0



**Outbuildings**  
 (Not Shown In Actual  
 Location / Orientation)

Floorplanz © 2016  
 0845 6344080 Ref: 159823  
 This plan is for layout guidance only.  
 Drawn in accordance with  
 RICS guidelines. Not drawn to  
 scale, unless stated. Windows &  
 door openings are approximate.  
 Whilst every care is taken in the  
 preparation of this plan, please check  
 all dimensions, shapes & compass  
 bearings before making any  
 decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



