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Hambledon House Longdown Road Farnham GU10 3JS
Guide Price £3,795,000 Freehold

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A substantial detached period house with accommodation and outbuildings totalling 7,765 sq. ft. (721 sq. m). Set in c.2 acres of attractive gardens with a separate apartment, triple garage, and gym. Hambledon House is located in a prime residential road, offering easy access into Farnham's nearby town centre and railway station.

Position
Offering privacy and seclusion on a prime residential road, whilst also providing easy access to Farnham's town centre and mainline train station.

Location
Hambledon House is surrounded by countryside and yet is within easy reach of Farnham's Town Centre and mainline train station. The South West train service runs from Farnham Station to London Waterloo (approximately 53 mins). By road there is fast access to both the M3 & A3, which run directly into London and to the South Coast ferry terminals of Portsmouth and Southampton. Sports and leisure centres are well catered for in the area and there are three local golf courses, the nearest of which Farnham golf course is within one mile. There is an extensive selection of highly regarded schools in the area including Barfield, Edgeborough, Frensham Heights, The Royal Grammar School, Aldro, Charterhouse and Lord Wandsworth amongst others, are all nearby. Farnham town 2.3 miles and mainline station (London/ Waterloo 53 mins) 2.1 miles, Guildford 7 miles (London/ Waterloo 35 mins), London 38 miles, A31 1.6 miles.

Ground Floor
The impressive kitchen/ dining/ family room is a spectacular triple aspect space, with extensive views over the gardens via a 24' bank of full height bi-fold doors. Further reception space is provided via the drawing room, library and study offering bright, often double aspect, accommodation. The upstairs snug is an attractive triple aspect room, with attractive triple aspect views over the grounds. There is also a bar area, wine cellar and utility room all leading off the kitchen

First & Second Floors
The impressive triple aspect master suite with spectacular vaulted ceilings, luxury fitted dressing room, and en-suite bathroom with double walk in showers and his and hers basins, enjoys attractive views over the gardens. The 1st and 2nd floors provide six bedrooms in total. There are two en-suite bathrooms, a family bathroom, and further Jack & Jill bathroom. Extensive walk in loft space is accessed from the second floor adjacent to bedroom six.

Grounds & Facilities
Externally Hambledon House is approached via a gated, sweeping gravelled driveway leading to a triple heated garage with separate garden store, and studio flat above, and a detached gym. The private landscaped gardens extend to c.2 acres, with the many mature flower beds bordering expansive areas of lawn, and a children's play area which is protected by high hedging.



NB.
Please note that we are required under the Estate Agents Act 1979, and the provision of Information Regulations 1991, to point out that the client we are acting for on the sale of this property is a connected person as defined by that Act.

Fixtures & Fittings
We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

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- Detached Period House • Total Accommodation - 7,765 sq. ft. (721 sq. m) •
 - 65 ft Kitchen/ Family/ Dining Room • 4 Further Reception Rooms •
 - Master Bedroom with vaulted ceiling, luxury En-Suite & Dressing Room • 6 Further Bedrooms with two En-Suites • Luxury Family bathroom • Study & snug •
 - Library • Utility Room • Wine Cellar •
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