



Swifts Close, Farnham
Surrey, GU10



Beyond your expectations

A superb 5 bedroom family home in 1.75 acres

Hamptons International

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Vaulted drawing room | family room | kitchen / breakfast / sitting room | study | utility room | cloakroom | galleried landing | 5 bedrooms | 3 bathrooms | swimming pool | double garage and ample parking | grounds of 1.75 acres | NO ONWARD CHAIN.

Guide Price £1,750,000 Freehold

Description

A beautifully appointed detached family house boasting some 5,000 sq ft of space which provides extensive and adaptable living accommodation. The house is designed around a stunning vaulted living / dining room with a large galleried landing and full height glass providing an open outlook over the garden. The kitchen is beautifully fitted with an extensive range of wooden units with black granite work surfaces, tiled floor with under floor heating and central island / breakfast bar. There is a four oven gas fired Aga and a generous dining area with a step down to a separate seating area with doors and floor to ceiling glass opening out onto the rear terrace. The accommodation provides great flexibility, ground floor bedroom accommodation as well as two first floor areas linked by the galleried landing, one of which would ideally be suited to an au-pair or older children with an additional seating area and kitchenette. The house is positioned to take full advantage of the southerly aspect over private grounds.

Outside

The house is approached via a tarmac driveway which provides extensive parking areas and leads to the front entrance and integral double garage. There is access via both sides of the house to the rear garden where immediately adjoining the back of the house is a large stone terrace, ideal for outdoor entertaining, this leads onto a gently sloping lawn which has well stocked flower beds and shrubby borders. There is an outdoor heated swimming pool which is sheltered and takes full

advantage of the sun. There is a childrens play area which then leads to extensive woodland with pathways and woodland walks. There is a further area of level lawn ideal for football and cricket and at the bottom of the garden is access onto Greensands Way footpath. In all the grounds extend to approximately 1.75 acres.

Location

Moor Park is one of the most highly regarded and sought after residential locations in Farnham renowned for its substantial properties and generous plots. Moor Park forms part of an area designated as being of Great Landscape Value. The property is tucked away at the end of a small cul-de-sac and is completely private although not isolated. The immediate surrounding area boasts many miles of open countryside, including National Trust Land and provides excellent walking, riding and cycling. There is golf at Farnham, Hindhead and Hankley Common, and leisure facilities in both Farnham and Guildford. Farnham is approximately 1.5 miles to the north west providing a comprehensive range of shops, pubs and restaurants as well as cultural facilities including the Farnham art collage and Maltings art centre. There is a mainline station to Waterloo within the hour. Guildford is 9 miles to the east providing excellent facilities associated with being a county town and there are excellent road links from the A31 linking the A3, M25, A331 and M3. The M25 provides good access to London's airports.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor

Swifts Close, Farnham

Approximate Gross Internal Area :- 471 sq m / 5070 sq ft



First Floor

Illustration For Identification Purposes Only. Not To Scale
Job Ref. 114960

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.

