

# Larkshill

*Farnham, Surrey*



*A magnificent Queen Anne style family home set in private grounds of over an acre, conveniently located in a private road in South Farnham.*







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## Larkshill Farnham, Surrey, GU9 8DX

### Mileages

Farnham – 1 mile, Farnham station – 0.6 mile (Waterloo from 58 minutes); Guildford – 10 miles (Waterloo from 35 minutes); London – 38 miles; A31 – 0.7 mile (Distances are approximate)

### Accommodation

Grand reception hall, drawing room, dining room, study, open plan kitchen/breakfast, family area, orangery, gym, utility/boot room, plant room, master bedroom suite with dressing room, en-suite bathroom and balcony, five further bedrooms, 2 en-suite bathrooms, 2 en-suite shower rooms, cinema room/bedroom 6, galleried landing.

### Outside

Triple garage block, automated gates, ample parking.

Formal private lawned gardens approaching 1.2 acres.

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## Description

Larkshill is an individual architect's designed family house of excellent proportions, built to a high specification with superb attention to detail. Larkshill has been beautifully designed for modern family living on a grand scale. Completed in 2015, the property is set in private grounds approaching 1.2 acres and benefits from flexible, versatile and spacious accommodation which extends to approx 6,100 sq ft. Situated within a private road, it is within a short walk of Farnham railway station and town centre.

## Situation

Larkshill is located on the South side of Farnham along a private road with access from Waverly Lane and Tilford Road. Much of the surrounding country side of Farnham is a designated area of stunning natural beauty and great landscape value. There are amenities close by at The Ridgeway including a baker, butcher and Tesco Express, as well as a chemist in Lower Bourne. Farnham town centre is less than a mile away and boasts a comprehensive range of shopping cultural and leisure facilities including the Maltings Art Centre. The property is also conveniently located with a short walk to Farnham Station which provides a regular service to London Waterloo within the hour. The A31 and A3 are also easily accessible providing excellent access routes to the national motorway network, including the M3 and M25. Gatwick and Heathrow airports are easily accessible from this location as is the South Coast.

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There are a number of excellent state and private schools in the area including South Farnham infant School, South Farnham School, St Poly Carps, Frensham Heights and Edgeborough with a further selection of part boarding and boarding schools surrounding the region. It has a good choice of golf courses including; Farnham, Hindhead and Hankley and there is the Bourne Club, just a short distance away, providing facilities for Tennis. There is also sailing at Frensham great ponds a little way south from this location. In all Larks Hill is situated in a private and convenient location not far from Farnham centre with all modern day facilities close by.

## Directions

From Farnham, proceed out of town along South Street, crossing the A31, crossing the railway at Farnham Station and continue left into Waverley Lane. Proceed for approximately ½ mile and Stoneyfields will be found on your right hand side, continue into Stoneyfields and the property will be seen on your left.

## Services

Mains water, electricity, mains drainage.

## Local Authority

Waverley Borough Council, The Burys, Godalming, GU7 1HR.  
Telephone: 01483 523333

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The Prime and Country House team would be delighted to show you around this property.

### Prime and Country House Department

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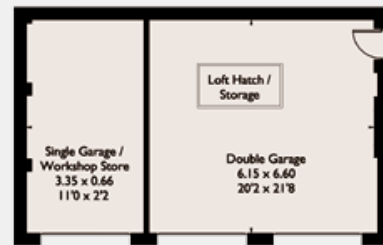
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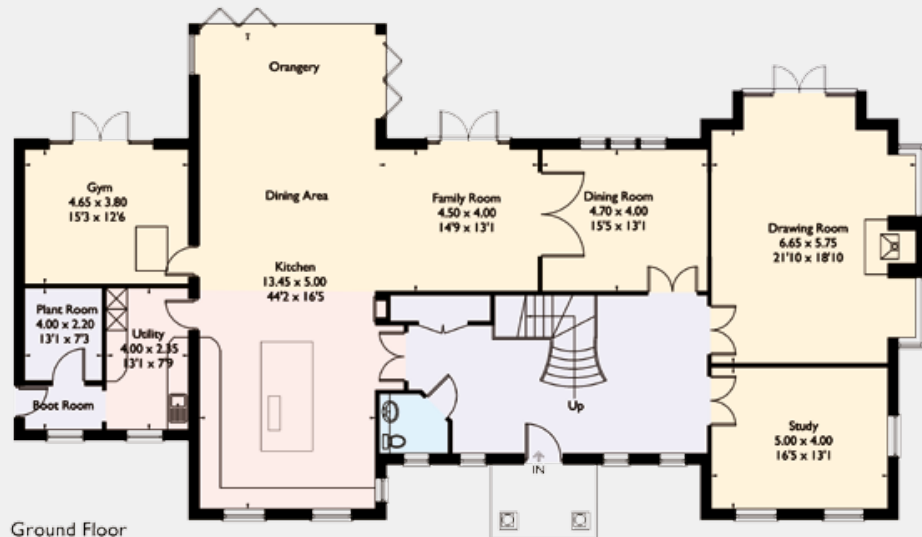


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Approximate gross internal area. Main house = 6,116 sq ft / 568.2 sq m, Garage = 712 sq ft / 66.2 sq m, Total = 6,828 sq ft / 634.4 sq m

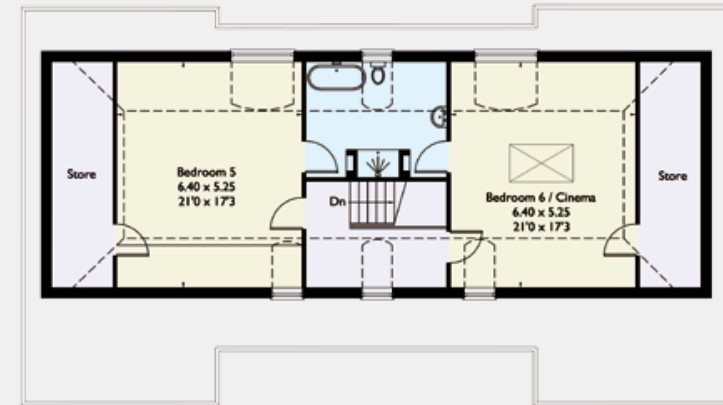


Reduced headroom below 1.5m / 5'0"



Ground Floor

Second Floor



First Floor

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A12-100		
A91-100		
B81-90		
C69-80		
D55-68		
E39-54		
F29-38		
G1-20		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		