

Amersham House

25 Compton Way, Farnham



Computer generated image

Outstanding family home with existing accommodation totalling 4,650 sq ft, set in beautiful landscaped gardens approaching 2 acres; incorporating a stunning indoor swimming pool situated in Farnham's exclusive Moor Park.





Amersham House, 25 Compton Way, Farnham

Planning Approval granted for a magnificent development up to 7,740 sq ft

Planning permission has been granted giving two exciting options to develop Amersham House in line with many of the neighbouring properties within Farnham's exclusive Moor Park:-

- **Development Opportunity 1**

Planning Reference Number WA/2017/0549

An exclusive family house giving 5,840 sq ft of accommodation

- **Development Opportunity 2**

Planning Reference Number WA/2017/0548

A spectacular family house giving 7,740 sq ft of accommodation

- **Current property**

A beautifully presented family house giving 4,650 sq ft of accommodation

Plans are available through Hamptons International on request or alternatively can be viewed on the Waverley District Council website www.waverley.gov.uk

Development Opportunity 1

Planning Reference Number WA/2017/0549

This impressive option could be achieved with minimal disruption providing superb modern style living and having a gross internal area of 5,840 sq ft.

Key features to include:-

Ground Floor

- Reception/dining hall
- Spacious drawing room with French doors opening onto the large terrace and views over the magnificent landscaped garden
- Luxurious kitchen/breakfast/family room incorporating a feature wood burning stove
- Large well appointed utility room
- Cloakroom
- Guest bedroom with ensuite shower room
- Stunning indoor swimming pool with wet-room/toilet
- Double garage

First Floor

- Master bedroom suite with luxury ensuite and dressing room
- 4 further bedrooms (2 with ensuite facilities)
- Luxury family bathroom

Outside

- Detached garden office/summer house with services





Computer generated image



Development Opportunity 2

Planning Reference Number WA/2017/0548

This substantial option would provide magnificent modern family living with extensive accommodation totalling 7,740 sq ft.

Key features to include:-

Ground Floor

- Reception hall
- Spacious drawing room with French doors opening onto the large terrace and views over the magnificent landscaped garden
- Study
- Dining room with French doors onto the south facing terrace
- Luxurious kitchen/breakfast/family room with bi-fold doors onto large terrace
- Large utility room
- Cloakroom
- Stunning indoor swimming pool with wet-room/toilet

First Floor

- Master bedroom suite with luxury ensuite and dressing room
- Five further double bedrooms (3 with ensuite facilities)
- Luxury family bathroom

Second Floor

- 2 further rooms

Outside

- Detached triple garage with further accommodation above
 - Detached garden office/summer house with services
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Current accommodation

Reception hall, sitting room, dining room, study, cloakroom, kitchen/breakfast room, utility room, family room, ground floor bedroom suite with shower room, 5 further bedrooms, 2 en suite shower rooms, family bathroom, indoor swimming pool complex with shower/changing room and plant room, integral double garage, boiler room, Detached garden office/summer house with services, gardens approaching 2 acres.

Description

Situated on the exclusive Moor Park, Amersham House is a beautifully presented detached family house with many attractive features set in stunning landscaped gardens.

The welcoming reception hall gives access to the main reception rooms with the principal rooms having a pleasant aspect overlooking the south facing rear gardens. The fitted kitchen/breakfast room extends to the generous utility room, having access to the double garage. Off the breakfast room is the well appointed family room overlooking the rear sun terrace and gardens beyond. This in turn leads to an inner hall giving access to the guest bedroom suite which has the flexibility of configuring this area of the house as an annexe due to its own entrance to the front.

The inner hall also leads to the magnificent kidney shaped indoor swimming pool, shower room and pool plant room.

To the first floor are 5 bedrooms, 2 having en suite shower rooms and a family bathroom.









Situation

Moor Park is perhaps one of the most highly regarded residential locations within the Farnham area and well known for its substantial properties on generous plots. Moor Park forms part of an area designated as being of Great Landscape Beauty.

The Georgian market town of Farnham offers a wide range of shopping facilities and recreational and cultural pursuits, while the historic town of Guildford with its Cathedral offers a further choice.

Communications are first class with the A31, A331, M3 (Junction 4) and the A3 all providing good access to the national motorway network as well as both Heathrow and Gatwick airports.

There are mainline stations at Farnham (from 53 minutes) and Guildford (from 37 minutes) providing trains to London Waterloo.

There is an excellent choice of schools in the area including Barfield, Edgeborough, Frensham Heights, Aldro, St Catherines, Lord Wandsworth College and Charterhouse.

The surrounding countryside and National Trust land provide excellent opportunities for walking, riding and country pursuits. There is a good choice of golf courses in the area.





Outside

A particular feature of Amersham House is the delightful mature landscaped gardens. The grounds approaching 2 acres have mature well defined boundaries which offer a high degree of privacy.

Accessed over a sweeping drive, Amersham House enjoys a lovely park like front garden with the lawns being interspersed by specimen trees and extending into an area of woodland. To the rear of the house extends a substantial sun terrace giving a commanding position looking out into the garden. Steps lead to a lower lawn terrace and a smaller formal garden with feature pond and topiary box balls giving a tranquil area

from which to survey the lower garden. The swimming pool looks over the lawn with a raised deck area and arbour ideal for alfresco dining in the summer months. Access to the lower lawn is via a number of paths meandering down through well stocked colourful flower and shrub beds including Azaleas, Rhododendrons and Acers. Looking over this area of the garden is the detached garden office/summer house incorporating a toilet and kitchenette facilities, giving a versatile structure ideal for those working from home or alternatively a fine entertaining summer house.

Directions

On the A31 Farnham / Guildford (Hogs Back) road take the Runfold turnoff either if approaching from Farnham, 0.6 of a mile after the Shepherd and Flock roundabout at the eastern end of the Farnham bypass, or if approaching from Guildford opposite the Legacy Farnham Hogs Back Hotel and proceed into Runfold village. At the western or Farnham end of the village by Barfield School turn left into Crooksbury Road. Stay on this road and turn right after about 1 mile into Compton Way where the property can be after approximately 0.5 mile on the left hand side.

Services

Mains water, electricity and gas fired central heating.

Mileages

Farnham – 1.5 miles (Waterloo from 53 minutes);
Guildford – 10 miles (Waterloo from 35 minutes);
London – 44 miles; A31 – 2.5 miles





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

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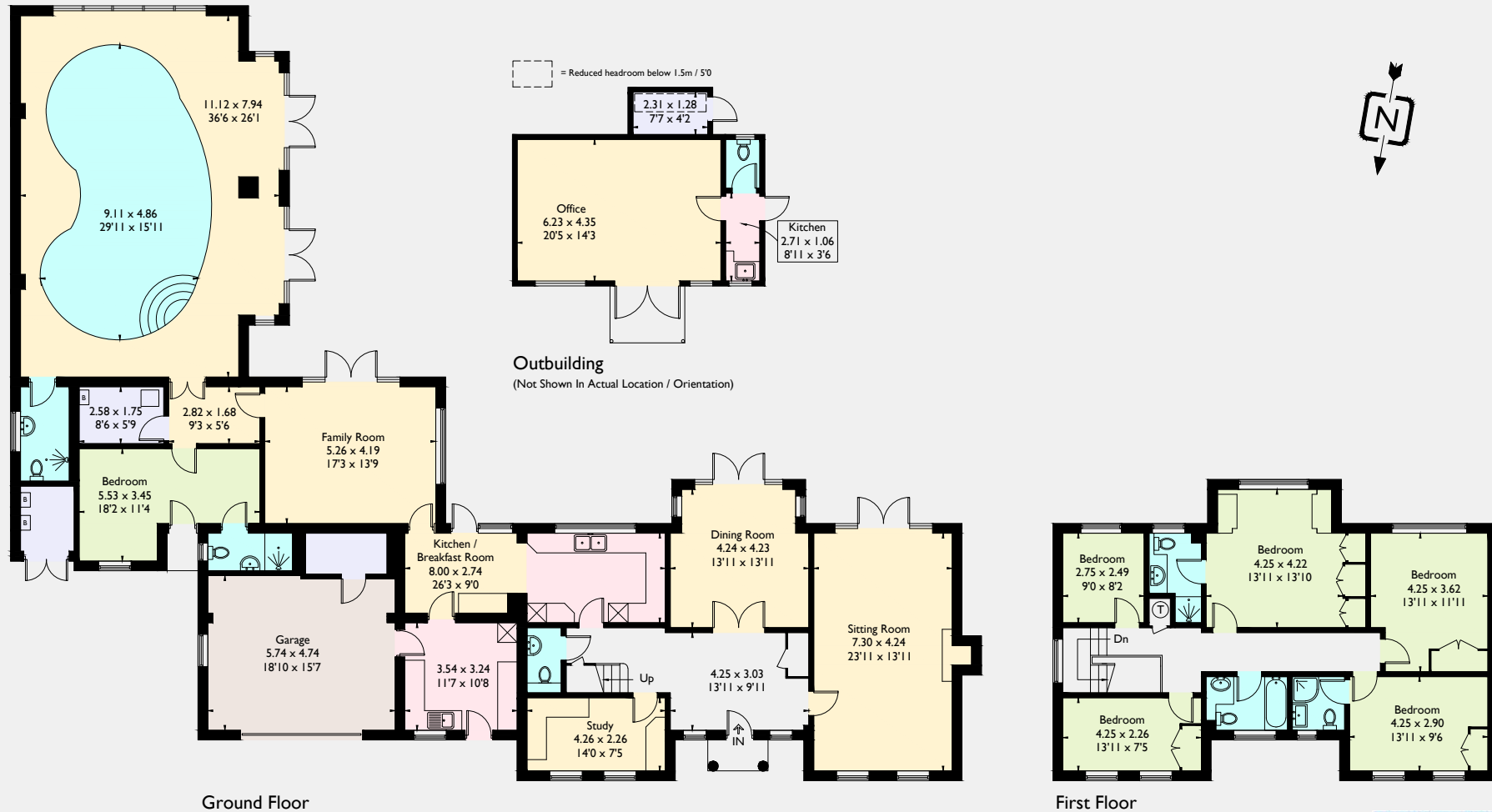
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Amersham House

Approximate gross internal area. Main house = 4,278 sq ft / 397.4 sq m, Outbuildings = 384 sq ft / 35.7 sq m.



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.

Hamptons International is a trading name of Countrywide Estate Agents. Head Office: 7th Floor, UK House, 180 Oxford Street, London W1D 1NN

