



## Farnham

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## London

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## Price Guide £1,275,000

***A most attractive and spaciouly arranged  
refurbished and extended detached family home  
set on a fine plot most convenient to the Georgian  
town centre, mainline station and exceptional  
South Farnham Schools.***

- 4 bedrooms
- En-suite shower room
- Family bathroom
- Landing
- Large loft space
- Sitting room
- Dining room
- Superb kitchen/ breakfast/  
family room
- Study
- Reception hall
- Cloakroom
- Garage
- Well screened gardens
- Planning permission to  
extend further  
WA/2014/2153



## 11 Old Farnham Lane, Farnham, Surrey, GU9 8JU

### LOCATION

- \* Mainline station ½ mile (Waterloo from 53 minutes)
- \* Farnham town centre 1 mile
- \* Guildford (A3) 8 miles, London 40 miles
- (All distances and times are approximate)

### SITUATION

- \* The property is situated to the south of Farnham in a prime location, being most convenient to South Farnham School, Weydon Secondary School, Georgian town centre and mainline station.

- \* The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafes and an excellent choice of restaurants including Brasserie Blanc, Loch Fyne, Cote Brasserie, Pizza Express and Zizzi. There is a Sainsburys, Waitrose, DC Leisure Centre, David Lloyd Leisure Centre and Farnhams historical deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking and cycling.

- \* There is an excellent choice of both state and private schools in the area.

- \* Further opportunities exist within the immediate area for walking, riding and cycling with much of the neighbouring land belonging to the National Trust. Sailing is also available at the nearby Frensham Great Pond.

- \* Communications are first class with the A31 and mainline station about 1 mile and the A3 about 7 miles. The A331 Blackwater Valley road links Farnham with the M3, M25 and Heathrow.

### DESCRIPTION

- \* A most attractive, spaciouly arranged, refurbished and extended detached 1920s family home set on a fine plot most convenient to the town centre and mainline station. Planning permission to extend further. WA/2014/2153.

### KEY FEATURES INCLUDE:

- \* Fine reception hall with bay and stained glass window.

- \* Cloakroom

- \* Sitting room with open fireplace and bay.

- \* Superb Almo fitted and integrated kitchen/breakfast room, range of fitted units, quartz worktops, island work station, wood flooring.

- \* Open plan to family room.

- \* Dining room.

- \* Study.

- \* Landing with large part boarded loft space and window.

- \* Master bedroom (25') with vaulted ceiling. Modern en-suite shower room.

- \* 3 further double bedrooms.

- \* Modern family bathroom.

### OUTSIDE:

- \* Attached garage with power and light. Workshop area and rear door.

- \* To the front is a long gravelled drive, lawn, flower and shrub borders and attractive seated area.

- \* Delightful well screened and stocked garden, patio, lawns, flower and shrub borders, trees.

### GENERAL

- \* **Services** - All Mains Services. Gas central heating to radiators,

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- \* **Local Authority** - Waverley B. C., The Burys, Godalming GU7 1HR 01483 523333.
- \* **Council Tax** - Band G with an annual charge for the year ending 31.03.18 of £2,981.76
- \* **Tenure** - Freehold
- \* **Miscellaneous** - Some wood floors, stripped pine doors.

### DIRECTIONS

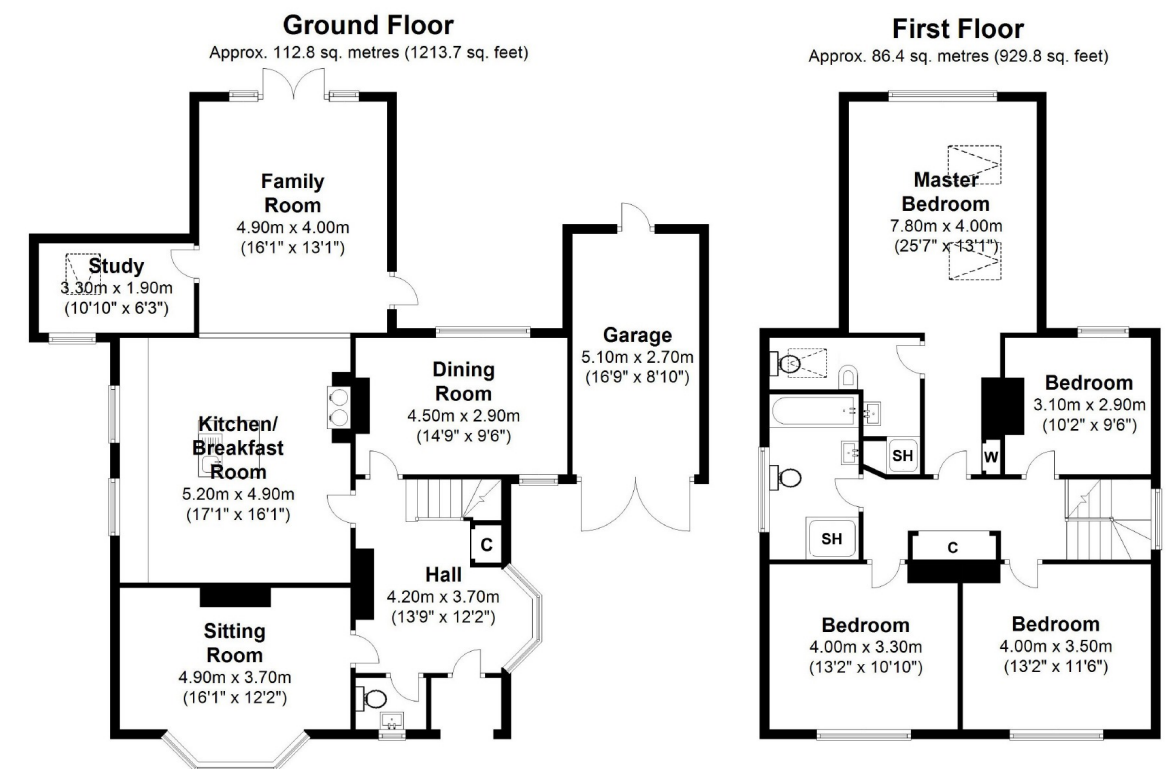
Leave Farnham via the A287, Firgrove Hill and continue toward the top. Turn left into Old Farnham Lane, where number 11 can be found along on the left.

### VIEWING

**Viewing by prior appointment with Andrew Lodge Estate Agents, Farnham - Tel: 01252 717705 Opening hours 9a.m. - 6p.m. Monday to Friday, 9a.m. - 5p.m. Saturdays.**

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. They are intended to give a fair description of the property but their accuracy is not guaranteed nor do they form part of any contract. All information should be verified by yourself and your professional advisors. We have not carried out a survey nor have we tested the services, appliances and specific fixtures and fittings. It must not be assumed that the property has all or any necessary planning permissions, building regulations or any other consents. Room sizes are approximate and they have been taken between internal wall surfaces and therefore include cupboards, shelves etc. Accordingly they should not be relied upon for carpets, curtains and furnishings.

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House area: approx. 185.3 sq. metres (1994.6 sq. feet)

Garage area: approx. 13.8 sq. metres (148.5 sq. feet)

Total area: approx. 199.1 sq. metres (2143.1 sq. feet)

This plan is for layout guidance only.

Measurements are for general guidance only and must not be relied upon

ANDREW LODGE  
estate agents