



Farnham

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Price Guide £1,750,000

A superb detached modern family house, refurbished to a high standard and set on a fine circa 1.3 acre landscaped plot in much sought after Moor Park

EPC Rating D (60)

- 4 bedrooms
- Ensuite bathroom
- Bath/shower room
- Shower room
- Drawing room
- Conservatory
- Sitting/family room
- Dining room
- Fine reception hall
- Cloakroom
- Superb well fitted kitchen/ breakfast room
- Utility/boot room
- Detached double garage
- Study/studio/possible annexe
- Large driveway
- Delightful well screened and landscaped stocked gardens circa 1.3 acre & tennis court

Woodlands, 38 Compton Way, Moor Park, Farnham, Surrey,

LOCATION

- * Farnham town centre approximately 2 miles (Waterloo from 53 minutes)
 - * Guildford 8 miles (Waterloo from 38 minutes)
 - * A31 2 miles, A3 7 miles, London 40 miles
- (All distances and times are approximate)

SITUATION

- * Woodlands occupies a lovely sunny and secluded position in the much sought after area of Moor Park, well known for its prestigious properties on generous plots and forming part of an area designated as being of great landscape value and adjoining the North Downs Way. Farnham provides an excellent range of shopping, social and educational facilities, as well as a mainline station to Waterloo (from 54 minutes).

The A31 is within 2 miles and Guildford is about 8 miles where the A3 gives access to London, the M25 and subsequently Heathrow and Gatwick airports. There are good sporting and riding facilities within the area including a Leisure Centre in Farnham, golf courses at Farnham and Hankley Common, sailing at Frensham, excellent walks to National Trust land.

DESCRIPTION

- * A superb detached modern family house refurbished to a high standard and set on a fine circa 1.3 acre plot, in much sought after Moor Park. The property enjoys southerly, easterly and westerly aspects across the beautiful gardens.

KEY FEATURES INCLUDE

- * Recently installed porch with access to fine reception hall with glazed feature limed oak double doors.

- * Refitted cloakroom.

- * Drawing room with remote controlled coal effect gas fire, double glazed double doors to garden.

- * Conservatory with double glazed doors to the patio and garden.

- * Sitting/family room with double glazed doors to garden.

- * Dining room with westerly garden views.

- * Superb well fitted and integrated kitchen/breakfast room with an excellent range eye and ground level wood-fronted fitted units, concealed lighting and inset low voltage ceiling lights, quartz worktops, gas Aga, breakfast island with integrated wine fridge, limestone flooring. Double glazed door to garden and door to utility/boot room.

- * Utility/boot room with fitted units and sink, underfloor heating. Double glazed doors to front and rear.

- * Stairs to landing.

- * 4 bedrooms.

- * Recently fitted modern en-suite bathroom to master bedroom and walk-in wardrobes.

- * Modern refitted shower room.

- * Modern refitted family bathroom with bath and shower cubicle.

OUTSIDE

- * Office/studio (potential annexe wired and plumbed) adjoining the double garage.

- * Electronically operated wrought iron gates leading to large gravelled and block driveway. Detached double garage with electric doors, tennis court, beautifully landscaped and stocked well screened gardens with lawns, Indian stone patios, mature shrubs and trees, feature pond with waterfall, flower borders, outside sensor lights and water taps. There are many delightful aspects to the garden, with areas facing south, east and west. The property enjoys a peaceful and secluded setting in this much sought after residential location.

GENERAL

Services - Mains electricity, gas and water, gas central heating, septic tank drainage.

Local Authority - Waverley Borough Council, The Bury, Godalming, GU7 1HR 01483 523333

Council Tax - Band H with an annual charge for the year ending 31.03.18 of £3578.12

Miscellaneous Everest double glazing, underfloor heating to the utility room, 3 loft storage areas, ample

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telephone and TV points, BT broadband, floodlighting in gardens.

Tenure - Freehold

DIRECTIONS

Leave Farnham via South Street and at the traffic lights turn left onto the A31. At the Shepherd and Flock roundabout follow the signs for A31 Guildford. Take the first exit left signposted Runfold and follow the slip road back over the A31. At the T junction turn right and then take the first left into Crooksbury Road. Follow this road for approximately 1 mile. Turn left into Compton Way and follow the road for approximately ½ mile, where Woodlands can be found on the right.

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.

