



Price Guide £2,200,000

Farnham

28 Downing Street, Farnham, Surrey GU9 7PD
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London

Representative Office
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A most handsome and spaciouly designed detached family house set in a prime commanding position of Great Austins most convenient to all amenities and enjoying fine views across Farnham Town

- 6 bedrooms
- 2 Family bathrooms
- 2 En suites
- Superb drawing room open plan to sitting room
- Dining room
- Study
- Family room
- Hobbies room
- Well fitted kitchen/ breakfast room
- Utility room & w.c
- Reception hall
- Cloakroom
- Delightful landscaped and well stocked south facing gardens
- Plot in excess of 1 acre
- Double garage block and workshop
- Large impressive private drive from Great Austins

Sussex House, 24 Great Austins, Farnham, Surrey, GU9 8JQ

LOCATION

- * Farnham town centre and mainline station ½ mile (Waterloo from 53 minutes)
 - * Guildford A3 8 miles, London 38 miles
 - * South coast 27 miles
- (All distances and times are approximate)

SITUATION

* Sussex House is located within a highly regarded residential road within the Great Austins conservation area, approximately half a mile to the south of the Georgian town centre, and is convenient to the mainline station and a number of highly regarded schools including South Farnham School and Weydon Secondary (Academy) School, Frensham Heights, Edgeborough, Barfield, Charterhouse in Godalming and Royal Grammar School in Guildford.

* Local facilities are close by at The Ridgway and The Bourne, and include a store/post office, bakery, butcher, public house, veterinary clinic, chemist, tennis courts and recreation ground.

* 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.

* Further opportunities exist within the immediate area for walking, riding, golfing and cycling. Sailing is also available at the nearby Frensham Great Pond. In addition there are a number of challenging golf courses in the area including Farnham Golf Course and Hankley Common.

* Communications are first class with the A31 and mainline station about ½ mile and the A3 about 8 miles. The A331 Blackwater Valley road links Farnham with the M3, M25 and Heathrow. Farnham mainline station is within half a mile serving London Waterloo in under an hour.

DESCRIPTION

* A superb detached Queen Anne style family house, built 1920s, and set on a commanding plot in prime Great Austins with fine views and convenient to all amenities, including well regarded schools.

SPECIAL FEATURES INCLUDE:

- * Fine Reception Hall.
- * Large and light open plan drawing room with sliding double glazed doors to garden plus open plan to sitting room with fireplace housing gas fire, wall light points.
- * Folding doors from the drawing room into the dining room with bay window.
- * Study with built-in bespoke office fitted furniture.
- * Family room with bay window.
- * Cloakroom with w.c and wash hand basin.
- * Well fitted and integrated bespoke kitchen/breakfast room comprising an excellent range of eye and ground level units, worktops, filtered drinking water fountain, sink unit, four ring gas hob, extractor above, oven, microwave, central island unit, integrated fridge, integrated dishwasher, larder, underfloor electric heating, concealed lighting.
- * Utility room with sink unit, water softener, worktops, cupboards and drawers, washing machine, W/C and door to outside.
- * Stairs to first floor landing.
- * Master bedroom with excellent range of built-in wardrobes. Door to modern en-suite bathroom with bath, separate shower cubicle, twin sinks, w.c.
- * 4 further bedrooms to the first floor, some with wash hand basins.
- * Modern shower room with walk-in shower cubicle, wash basin and w.c.
- * Family bathroom with bath, shower cubicle, wash basin and w.c.
- * Stairs to second floor landing.
- * Bedroom with built-in wardrobes and cupboards.
- * Shower room with shower cubicle, wash basin and w.c.
- * Hobbies room.

OUTSIDE:

- * To the front the property is approached via a long impressive private driveway leading to a large gravelled parking area with ample parking.
- * Double garage block with workshop, power and light.
- * The gardens are a fine feature of Sussex House, landscaped and well stocked with lawns, mature shrubs, hedgerows and trees, including Wisteria and a grape vine. There is a feature fishpond, waterfall, vegetable garden, stone walls, Magnolia and an Indian stone patio, in all plot in excess of 1 acre. Alitex greenhouse with power. Summerhouse. There are 5 outside

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taps and 2 electric points.

GENERAL

Services - All mains services. Electric underfloor heating in the kitchen/breakfast room. Gas fired central heating to radiators, mains drainage. 3 phase mains electricity supply.

Local Authority - Waverley B C, The Bury, Godalming, Surrey GU7 1HR 01483 523333

Council Tax - Band H with an annual charge for the year ending 30.03.19 of £3,775.04

EPC Rating D (68)

DIRECTIONS

Leave Farnham via Firgrove Hill and continue to the top. At the traffic lights turn left into Great Austins. Take the first left after Old Farnham Lane into the driveway leading to Sussex House.

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.

Great Austins, Farnham, GU9 8JQ



House area: approx. 394.0 sq. metres (4241.0 sq. feet)
Outbuildings area: approx. 73.6 sq. metres (792.2 sq. feet)
Total area: approx. 467.6 sq. metres (5033.2 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