



Vicarage Hill, Farnham, Surrey

Price Guide £1,500,000



# Vicarage Hill, Farnham, Surrey

A substantial seven bedroom detached family home that offers almost 5000sqft of versatile & spacious accommodation on a wonderful southerly plot approaching half an acre with spectacular views situated in a prime South Farnham position.

To the ground floor the oak stable door opens into the tiled entrance hall that has part glazed double doors into the reception hall. The reception hall opens leads into the split level inner hall that has stairs to the first floor with storage under and a useful cloakroom with WC & washbasin. The impressive 21' dual aspect living room has an open fireplace with marble surround and French doors onto the tiled sunroom that has patio doors onto the rear garden. The 25' family/games room has exposed beams and a study area onto the sunroom. The 26' breakfast room is open to the kitchen has separate access to the front of the property with its store rooms and leads into the 17' dual aspect dining room. There is an L-shaped kitchen and a separate utility room with pantry.

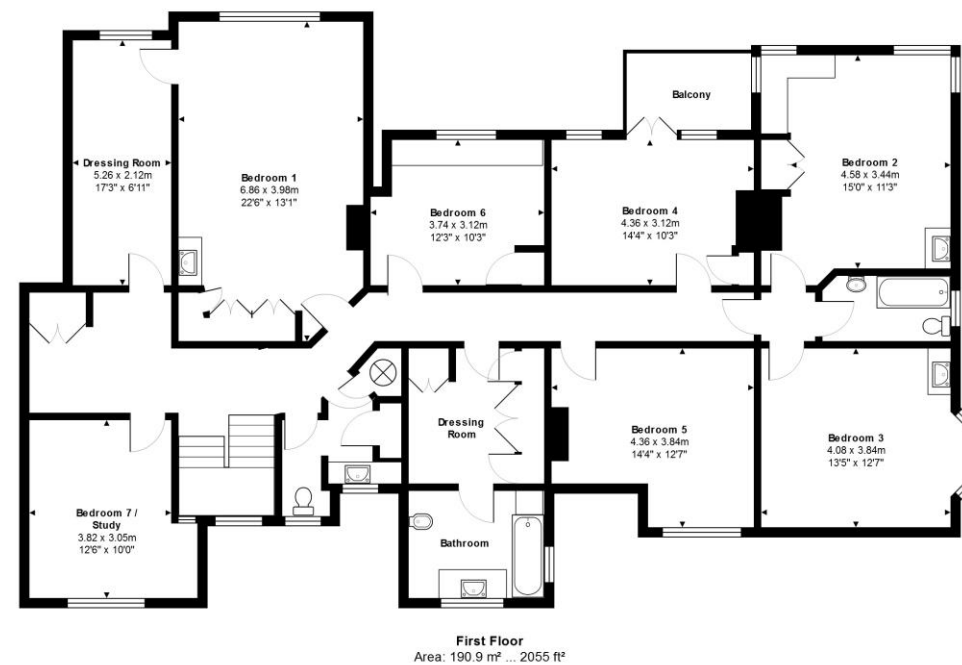
To the first floor there is a 22' master bedroom with fitted wardrobes, a washbasin and access into the 17' dressing room. There are six further double bedrooms with washbasins to bedrooms two and three and a balcony, requiring attention, to bedroom four with wonderful views. There is a large dressing room that leads into the main bathroom a second bathroom with a three piece suite and a separate WC.

Outside the private southerly gardens, approaching half an acre, are a real focal point of the property. To the front there is a gravel driveway providing ample off road parking and a detached garage. The paved patio adjacent to the rear of the property extends to the side incorporating a natural pond with a shrub and rockery surround. There is a level lawn area with steps and pathways with retaining tiered gardens leading down to a further vegetable garden with a detached bothy/gardeners bungalow that includes a store. The gardens are enclosed by fencing, mature hedging and trees offering a high degree of seclusion.

- Seven bedrooms
- Dressing room/bedroom eight
- 21' Drawing Room
- 25' Family / Games room with study area
- 17' Dining Room
- 26' Kitchen and Family/ Breakfast / Dining room
- Utility room
- 16' Sunroom
- Two bathrooms
- Detached bothy bungalow and store
- Detached garage
- Approximately half and acre plot
- Prime South Farnham location



# Floor Plan



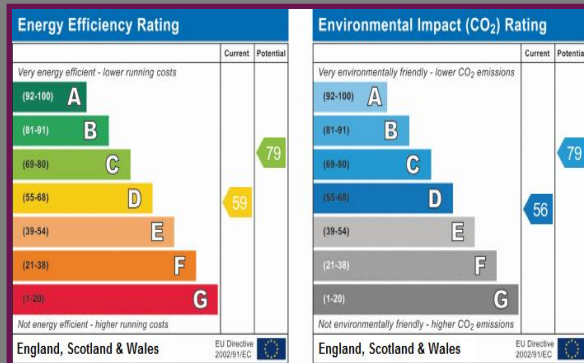
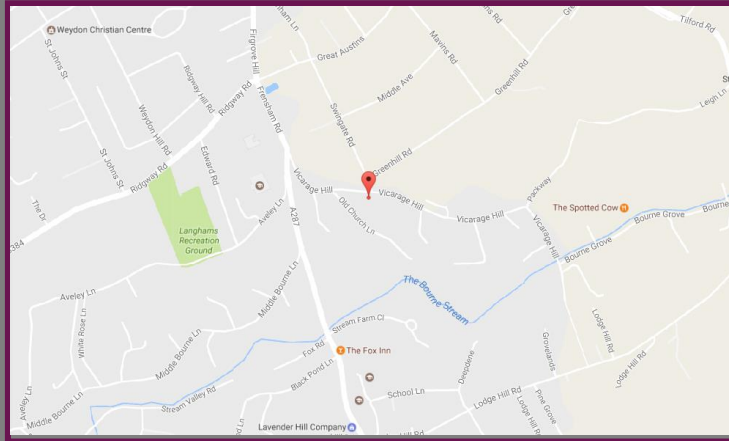
Total Area: 449.8 m<sup>2</sup> ... 4841 ft<sup>2</sup> (excluding balcony)

This floor plan is provided for representation purposes only, whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. No responsibility will be taken for any errors, omission or mis-statement. The services, systems and appliances mentioned have not been tested and cannot verify that they are in working order.



# Location

The property is situated in a prime south Farnham location within easy reach of local shops, amenities & some of the area's most reputable schools. Farnham mainline station is approximately 0.7 miles.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.