



# 1 Ivyleigh Cottage Smugglers Way

The Sands Farnham Surrey GU10 1NB

Guide Price: £775,000 Freehold





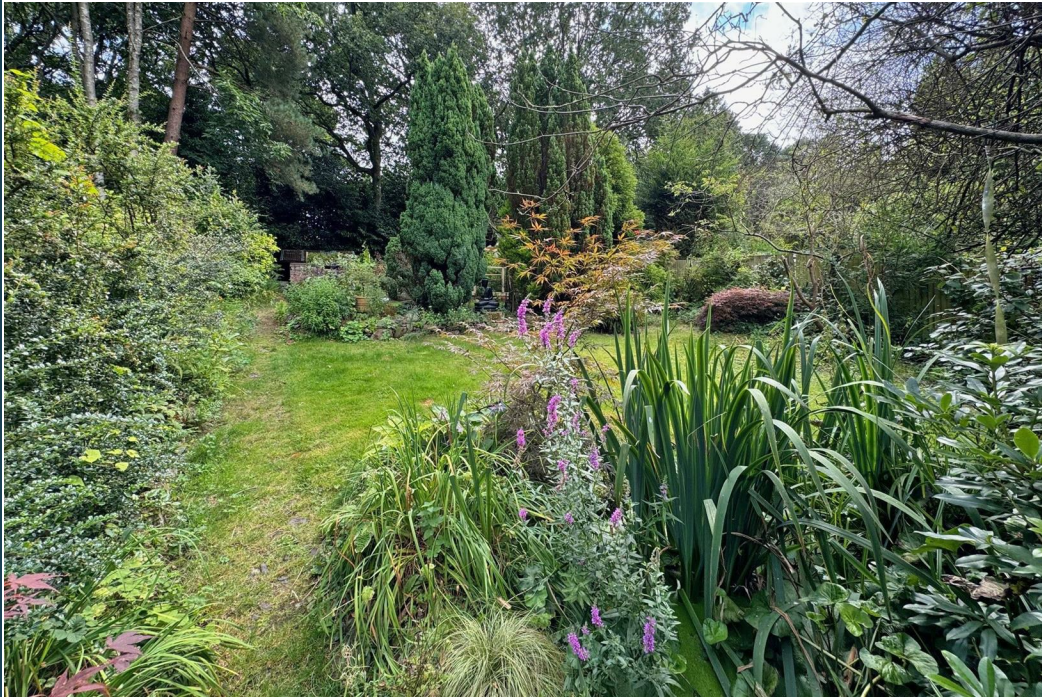
- Short Walk of Farnham Golf Club
- Quiet No Through Road
- Easy Reach of farnham Town Centre & Main Line Station
- 0.2 Acre of Secluded Gardens
- Sitting Room
- Dining/Family Room
- Kitchen & Cloakroom
- Three Bedrooms & Bathroom
- Garden Office/Studio
- Off Road Parking for Several Cars



A delightful turn of the century three bedroom Victorian cottage set in a generous 0.2 acre plot and located in a quiet no through road close to the centre of the village and only a short walk of the popular Farnham Golf Course. The towns of Farnham, Guildford and Godalming are all close by offering excellent shopping and recreational facilities.













Farnham Main Line Station – 3.0 mile (London Waterloo approx. 1hr)

Farnham Town Centre – 3.6 mile Godalming – 7.7 miles

Guildford - 8.3 miles

A3 – miles 4.8 miles M25 – 16.8 miles M3 – 9.7 miles

Energy Efficiency Rating - TBC

Council Tax Band – E Payable £2841.26 (2024/25)

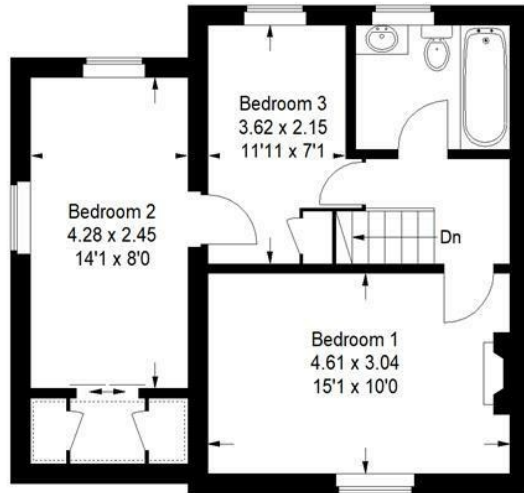


Directions: From The Shepherd & Flock roundabout proceed out of Farnham on the A31 taking the first turning left signposted Runfold. Continue to the T junction and turn left onto the Runfold Road. Take the next turning right into Seale Lane and then first right into Blighton Lane. Continue to the end of this road passing Farnham Golf Club and then turn left into Sands Road and Smugglers Way will then be the second turning on your right.

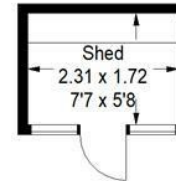
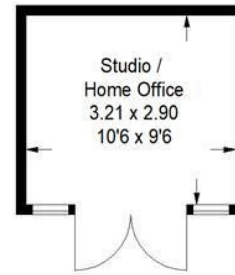


# Smugglers Way, The Sands, Farnham


Approximate Gross Internal Area  
 Ground Floor = 48.7 sq m / 524 sq ft  
 First Floor = 47.4 sq m / 510 sq ft  
 Second Floor = 13.2 sq m / 142 sq ft  
 Total = 96.1 sq m / 1176 sq ft

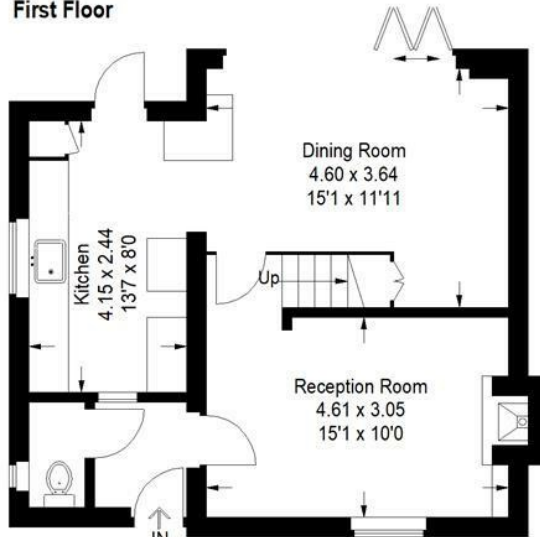


First Floor



(Not Shown In Actual Location / Orientation)

 = Reduced headroom below 1.5 m / 5'0"



Ground Floor

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



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Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary.

