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### 3, Southwood Manor Farm Burhill Road, Hersham

Offers Over £1,250,000

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- Grade II Listed Farmhouse
- Kitchen/breakfast & utility room
- Dining Room
- Set in 1,45 acres off a private lane
- Ample Parking
- Three Bedrooms
- Living Room
- Family Bathroom & Ensuite Shower room
- Outbuildings and leads to River Mole
- Note Photo's are old pictures

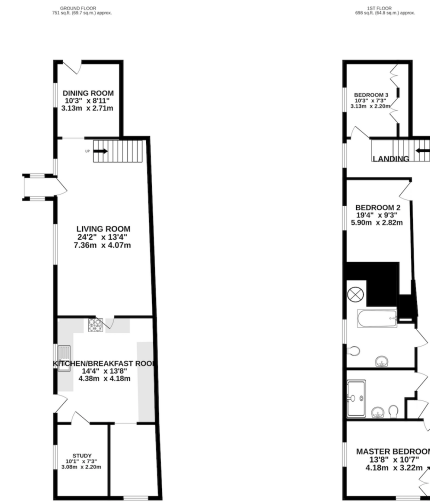


A charming Grade II listed farmhouse set in approximately 1.45 acres surrounded by farmland in a tranquil setting at the end of a private lane yet conveniently located for access to Hersham Village and station as well as Walton mainline station with its fast train connections to London.

It is rare to find a property that retains many original features yet provides well planned accommodation with the scope for further extension subject to relevant planning permissions being gained. Features include beamed ceilings in the reception room, kitchen/breakfast room and dining room/snug, complemented by a superb inglenook fireplace with open fire and a well planned farmhouse kitchen. There three double bedrooms, a family bathroom and a hidden en-suite bathroom with built in wardrobes to the master bedroom and landing.

Ample parking, mature meadowland and access to the River Mole provide a beautiful backdrop combined with patio's





TOTAL FLOOR AREA: 1449 sq ft (134 sq m) approx.  
 While every attempt has been made to ensure the accuracy of the figures contained herein, responsibility for errors remains with the client. The client is advised to verify the accuracy of the figures and to consult a professional surveyor for a detailed and accurate survey of the property. The client is also advised to consult a professional surveyor for a detailed and accurate survey of the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F	26 F	
1-20	G		