



Compton Lodge
FARNHAM





A Warm WELCOME

Welcome to Compton Lodge, a stunning four-bedroom property nestled in the heart of Farnham. This exceptional home has been thoughtfully and meticulously transformed over the past decade, with the current owners adding their personal touch to every detail.

Spanning 2,200 square feet, this beautifully secluded family home strikes a perfect balance between modern living and peaceful retreat, all while remaining conveniently close to the bustling town center and train station. Whether you're seeking a sanctuary to unwind after a busy day or a space to entertain friends and family, Compton Lodge offers it all.



As you step inside, the first thing that greets you is a spacious, light-filled hallway. This welcoming entryway leads the eye through to the expansive living room, which offers a seamless connection to the stunning garden beyond. The open design of the hall gives a sense of flow and space that sets the tone for the rest of the home. Heating runs underfoot as you enter, creating a toasty welcome that guides you toward the heart of the home—the kitchen. For the current owners, this is one of their favourite rooms, and it's easy to see why.





Heart of the HOME

A little under ten years ago, the entire property underwent an extensive renovation and extension. The kitchen was no exception, with textured granite countertops, sleek white cabinetry, and top-of-the-range integrated appliances designed to cater to the demands of both busy family life and sophisticated entertaining. The focal point of the space is a striking Siemens quadrant unit, which combines a microwave, coffee machine, and dual ovens. There's also a fridge and freezer, a wine fridge for your collection, and an induction hob paired with a unique gas wok burner. It's a chef's dream, perfect for preparing everything from weekday dinners to weekend feasts.



Adjacent to the kitchen is a handy utility room with external access—ideal for those summer months when you're hosting friends on the party-perfect terrace or when the food delivery arrives. It's these thoughtful touches that make everyday living a breeze.





Flexible LIVING

Now, let's talk about the living room—arguably the crown jewel of Compton Lodge. Located at the back of the house, this spectacular space features a grand set of bi-fold doors that open out onto 0.9 acres of lush grounds. The room benefits from triple-aspect windows and doors, and Velux skylights, bathing the space in an abundance of natural light.

For the colder months, the room is equipped with underfloor heating and a cosy gas fire, creating an inviting atmosphere that's perfect for relaxation. Meanwhile, the dropped ceiling houses a sophisticated surround-sound system, ensuring that whether you're enjoying a family movie night or hosting a gathering, the acoustics are always on-point.

When summer rolls around, the bi-fold doors effortlessly connect the interior to the expansive terrace. With space for alfresco dining and plenty of room for lounging, the terrace has been designed with relaxation and enjoyment in mind.







Follow the **FLOW**

Completing the downstairs layout is a beautiful, dedicated dining room that opens out to a side garden via patio doors. This space is ideal for hosting formal dinners or simply enjoying a quiet meal with family.

Additionally, there's a fully fitted office bathed in natural light, providing the perfect setting for remote work or creative pursuits.

A coat cupboard and a stylishly finished WC complete the ground floor, adding to the overall functionality and charm of the home.







Sweet DREAMS

Upstairs, you'll find four generously sized bedrooms and three beautifully appointed bathrooms, all finished to a superb standard.

The primary bedroom is located at the rear of the house, offering serene views over the garden and surrounding greenery. It boasts a cleverly designed walk-through dressing area, which can be discreetly concealed behind sliding pocket doors for added privacy.

The ensuite bathroom is sleek and modern, providing a tranquil space to unwind after a long day, again with underfloor heating.







The second and third bedrooms are also excellent double rooms, with one benefiting from an ensuite bathroom, while the other is just a few steps away from the main family bathroom—making morning routines easier for the whole family.







The fourth bedroom is currently being used as a study, but it could easily double as a cozy TV room or homework den, making it ideal for children or guests. Additionally, a hidden staircase leads up to a bonus room—this versatile space could be a teenager's haven, a private office, or an additional living area, depending on your needs.





The Great OUTDOORS

Now, let's step outside and explore the grounds, where you'll find a secluded haven that offers both privacy and beauty in abundance. The property sits on just under an acre of land, providing ample space for outdoor activities and relaxation. The grounds are mature and well-maintained, with tree-lined borders ensuring a sense of seclusion and tranquillity.

A sprawling terrace runs along the back of the house, complete with external speakers, lighting, and security cameras. The owners have enjoyed hosting gatherings here over the years, knowing that their nearest neighbours are far enough away to guarantee peace and privacy. Whether you're dining outdoors, enjoying a barbecue, or perhaps setting up a pizza oven, this space offers endless possibilities for entertaining.







Room for **MORE?**

For those in need of additional space, the detached garage offers a unique feature—a loft room above with a bathroom, currently used for storage. However, there is the potential for further development, with planning permission previously granted for the construction of a new two-car garage with habitable accommodation above. This could serve as the perfect solution for multi-generational living, a home office, or even an income-generating rental unit. The possibilities are endless.

Prime LOCATION

Compton Lodge isn't just a beautiful property—it's located in one of the most desirable areas in Surrey. Farnham, ranked as the best place to live in Surrey by *The Sunday Times* just last year, offers the perfect blend of town and country living. With its charming market town atmosphere, a variety of independent shops, cafes, and restaurants, and easy access to the surrounding natural beauty of Surrey, it's easy to see why so many people are drawn to this idyllic location.

Additionally, Farnham is home to some of the best state and independent schools in the area, making it an ideal spot for families. Commuters will appreciate the quick and convenient access to London, just an hour by train, making it the perfect retreat for professionals looking to escape the hustle and bustle of the city.

Compton Lodge is truly a one-of-a-kind home that offers a rare combination of space, privacy, and modern luxury. Whether you're seeking a peaceful retreat or a home designed for family living and entertaining, this property has it all.

READING



1hr 10 mins



GUILDFORD



20 mins

WOKING



30 mins

WATERLOO



50 mins



GYM

For fitness fanatics, there are plenty of local options to choose from. Nearby Nuffield Health offers all the essentials, plus personal training, swimming, a sauna and steam room and a variety of fitness classes. Alternatively, Jetts 24 Hour Gym is situated a short walk from the nearby train station, Farnham Leisure Centre caters for the whole family, or you have In2 Training for those looking for HYROX or CrossFit training.



DATE NIGHT

Whether you're looking for something laid-back, sophisticated or cosy, there are plenty of romantic spots to choose from in Farnham. The current owners love The Giggling Squid, Daniele Sicilian and Heaven's Kitchen, whilst we also recommend Borelli's, Megan's and The Spotted Cow.



SCHOOL

Within just a few miles of Compton Lodge you will find a host of excellent independent schools, including Frensham Heights, Barfield School, Edgeborough and More House. Meanwhile, state schools ranked OFSTED 'excellent' and 'good' include: South Farnham School, Highfield South Farnham, The Abbey and Weydon School.



GROCERIES

You're spoiled for choice here in Farnham, with a Waitrose and Sainsbury's just a few moments away in the town centre. Alternatively, there is a nearby Lidl and an M&S Simply Food within the nearby BP Garage - perfect for forgotten milk or sandwich fillers!



GOLF

If golf is your thing, you're in luck! Two of the Top 100 Golf Courses in England are just twenty minutes away - Hindhead Golf Club and Hankley Common - while Farnham Golf Club is almost on the doorstep. For serious golfers, England's second-rated club, Sunningdale Golf Club, is just 30 minutes away, while the Wentworth Club is 36 minutes by car.



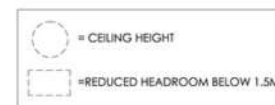
HEALTHCARE

You have a choice of three medical surgeries in Farnham - Central Surgery, The Bourne Surgery and The Willows Surgery - all less than a mile from 'home' Farnham Hospital & Centre for Health is just one mile away, whilst Frimley Park Hospital is less than 15 minutes away by car, and offers a full range of medical services, diagnostic centres and an A&E department.



FLOORPLANS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2179 SQ FT/ 202 SQ M
 GARAGE: 628 SQ FT/58 SQ M
 OUTBUILDING: 160 SQ FT/15 SQ M
 LIMITED USE AREA: 86 SQ FT/8 SQ M
 TOTAL: 3053 SQ FT/284 SQ M



Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

Video TOUR



scan me!

SPECIFICATIONS

- A beautiful family home, set on the outskirts of popular Farnham, Surrey
- Over 3,000 sqft of flexible living accommodation in total
- Ideal for growing families, or multi-generational living
- Four/five bedrooms and three bathrooms
- Three reception rooms
- Mains gas central heating, including underfloor heating and smart home applications
- Grounds totalling 0.9 acres
- Opportunities to extend/develop STPP
- Peaceful countryside location
- Close to well-renowned pubs, restaurants and independent shops and cafés
- Close to Farnham station for direct access to Central London within 50 minutes
- Excellent schooling options nearby.

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www.gracegreenhomes.com | hello@gracegreenhomes.com | 07778 090 873 | [@gracegreenhomes](https://www.instagram.com/gracegreenhomes)