



Henry Adams  
Simply Different  
For Sale

FAIRLEIGH

## Farleigh

A detached chalet style bungalow centrally located in the pretty Surrey/West Sussex border village of Alfold.



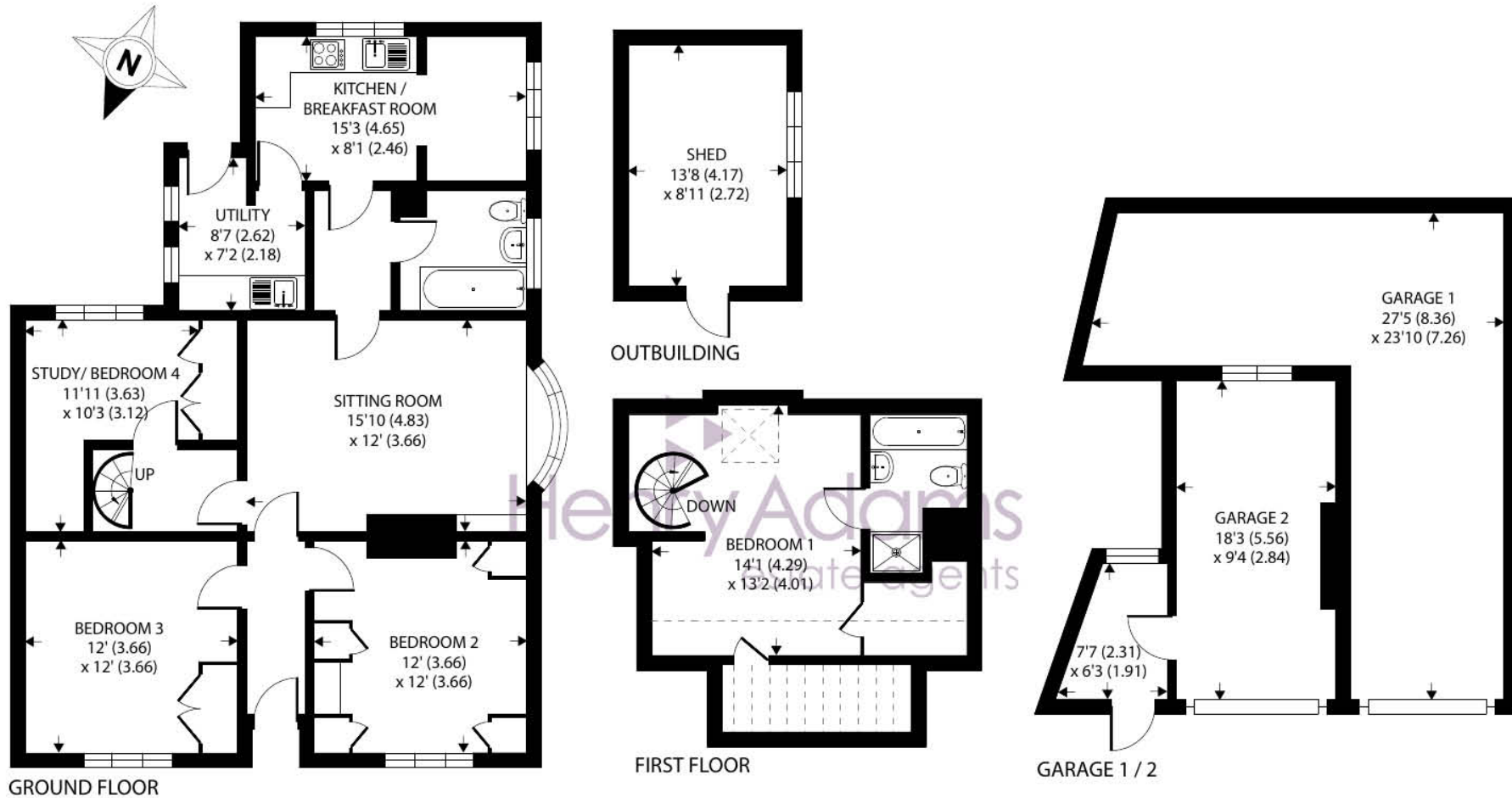
- ▶ **Detached Chalet Bungalow**
- ▶ **Secluded South Facing Garden**
- ▶ **Private Driving with Parking For Several Vehicles**
- ▶ **Three Bedrooms**
- ▶ **Study / Bedroom Four**
- ▶ **Double Garage & Workshop**
- ▶ **Utility Room**
- ▶ **Convenient Central Village Location**
- ▶ **Kitchen / Dining Room**
- ▶ **Family Bathroom & Ensuite**

Farleigh is a detached, spacious chalet bungalow located in the heart of the pretty village of Alfold and close to all of the local amenities. The property would benefit from updating and offers the incoming buyer a fantastic opportunity to create a home tailored to their own requirements.

The accommodation comprises of two generously proportioned ground floor double bedrooms enjoying a front aspect looking onto the garden, both with fitted wardrobes. A kitchen / dining room with fitted bench seating, utility room, study / fourth bedroom and family bathroom completes the downstairs accommodation. From the internal hallway a spiral staircase ascends to a double bedroom with large Velux window, ensuite bathroom, walk-in storage cupboard and eaves storage.

Outside; the front garden is laid to lawn with some mature shrubs. A gated driveway runs along the side of the property leading to a large double garage with workshop and adjoining store to the rear. A side gate gives access to the secluded south facing garden with another large shed and log store.





## Farleigh, Loxwood Road

Approximate Area = 1196 sq ft / 111.1 sq m

Limited Use Area(s) = 82 sq ft / 7.6 sq m

Garage = 571 sq ft / 53 sq m

Outbuilding = 123 sq ft / 11.4 sq m

Total = 1972 sq ft / 183.1 sq m



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1161605

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

Farleigh is in the pretty village of Alfold situated on the Surrey/West Sussex border, along the Wey and Arun Canal. This picturesque village is home to a convenient store and Post Office, a village hall, sports club offering cricket, football and tennis, an historic church along with two excellent public houses. A few miles away is the village of Cranleigh with its bustling High Street with cafes, restaurants, boutiques, thriving Arts Centre and well-equipped Leisure Centre and a modern Health Centre. Milford Station is approximately 9.6 miles away: Witley Station is approximately 9.8 miles away.

## Services & Council Tax

Mains: electric, water and drainage. Council Tax Band: Waverley Borough Council Band E (£2898.62)

## Directions

Sat Nav: GU6 8ES what3words ///comply.romantics.couriers

Instagram: Follow us @haslemerepropertyclub

