



Flexford Farmhouse, Wanborough, Guildford, Surrey





A very comfortable double fronted Victorian farmhouse in an **envious rural setting** yet close to superb amenities.

Summary of accommodation

Hall | Drawing room | Sitting room | Dining room | Study | Family room | Kitchen | Utility room | Laundry room | Store room | Boot room
Shower room | Integral double garage | Cellar

Principal bedroom with dressing room and shower room | Two further double bedrooms | Family bathroom

Mature gardens of approximately 0.7 acres with adjoining field of 2.75 acres

Approximate GIA: 3372 square feet (including internal garage)

In all about 3.45 acres

Distances

Wanborough Station 4.3 miles (via the A31) or 1.5 miles (on unmade road), A31 (Hogs Back) 0.4 miles

A3 0.9 miles, Guildford Station 3.1 miles (London Waterloo from 35 minutes), Farnham 9.3 miles

(All distances and times are approximate)



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Situation

Flexford Farmhouse is situated in a secluded and truly rural setting surrounded by open arable farmland. Close by is Wanborough which can only be described as an archetypal English country hamlet with a church dating back to the 13th Century, 16th Century manor house and very large Great Barn, surrounded by farmland and yet incredibly accessible to Guildford.

The county town of Guildford is within about 6 miles to the east, offering extensive shopping, recreational and educational facilities as well as a main line station to London Waterloo, taking approximately 35 minutes. Communications are excellent in the area with the A31 (Hogs Back) being close by providing access to the A3 which in turn links up with the M25, and subsequently London, Heathrow, Gatwick and Southampton airports.

The surrounding countryside has many miles of footpaths and bridleways ideal for the walking, riding and cycling enthusiast.

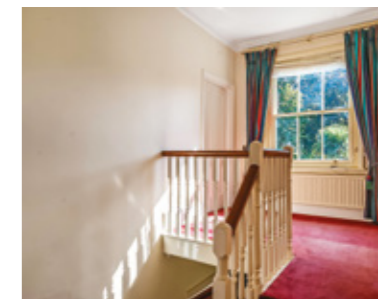




The property

Flexford Farmhouse is a most attractive double fronted Victorian farmhouse which has been owned by our clients since September 1992. Sitting in a commanding position with views across its own land and well managed farmland, the house has been lovingly maintained and offers some really good rooms with high ceilings and beautiful sash windows.

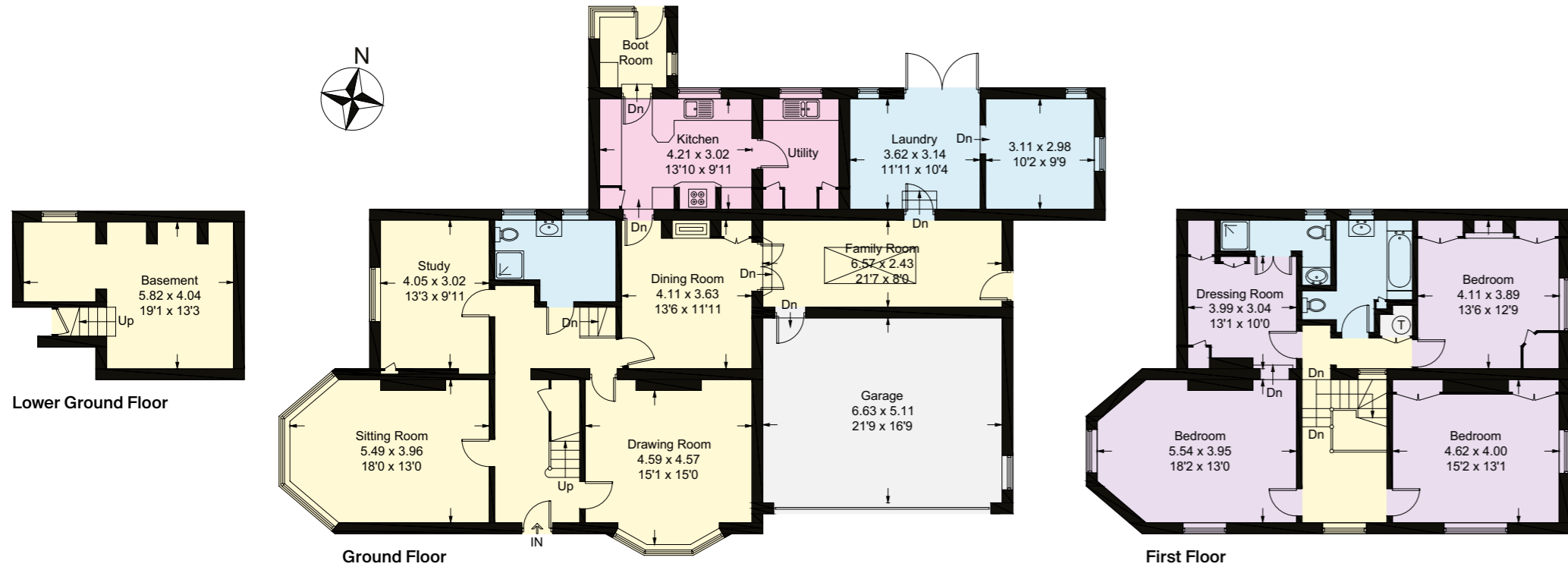
The accommodation is laid out over two storeys and has been substantially extended on the ground floor. Upstairs are three double bedrooms including an excellent principal suite with dressing room and shower room.



Approximate Gross Internal Floor Area
313.3 sq m / 3372 sq ft
(Including Garage)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Outside

Flexford Farmhouse is approached from East Flexford Lane through electric wrought iron gates into a driveway with plenty of parking. The formal gardens surround the house and have some fine specimen trees. Adjacent to the garden is a 2.75 acre field ideal for grazing and enjoying views over open country.

Services

The vendors advise that the property has oil fired heating, private drainage, mains water and electricity.

Directions (GU3 2JP)

what3words: ///timed.pressing.guarding

From London, take the A3 southbound to Guildford, bypassing the town and fork left onto the A31 (Hogs Back, signposted Farnham). Proceed along the Hogs Back for about 2 miles and take the left hand turning signposted to Puttenham, Wanborough and Compton. At the T-junction, turn right and rejoin the A31 heading towards Guildford. After 1.2 miles, stay in the left-hand lane and take the sharp left hand turn into East Flexford Lane (signed Crann Dara and The Folly). Stay on this farm road for 0.4 miles where the electric gates to Flexford Farmhouse will be found on the left-hand side. If you miss the turning, continue on the A31 and follow the sign to Farnham and repeat as above.

NB: East Flexford Lane is a privately owned farm track with occasional potholes. It would be advisable not to turn up in a low slung car.

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band G

EPC Rating: E



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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