



## 10 Old Church Lane , Farnham, GU9 8HQ

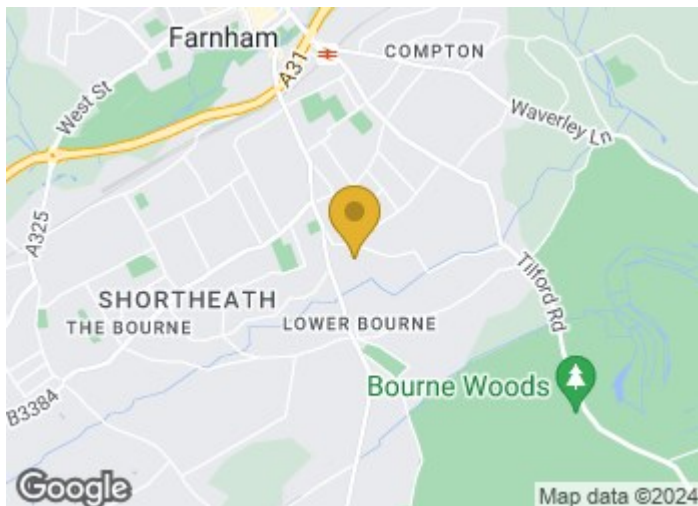
A three bedroom detached character cottage set in 0.3 acres of mature gardens on a no through lane about a mile from Farnham town centre. The charming property is in need of modernisation and enjoys views over the grounds to the front and side and an enclosed private tiered terraced area to the rear. There is a wooden garage, storage, parking and a summer house at the bottom of the garden.

**Price Guide £795,000**

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- Chain free
- Large rear entrance hall/dining room
- Bedroom with dressing room
- Garage/parking
- Renovation/modernisation project
- Dual aspect sitting room/fireplace
- Double size bedroom and a further bedroom
- Front entrance porch
- Study and kitchen
- Bathroom and shower room

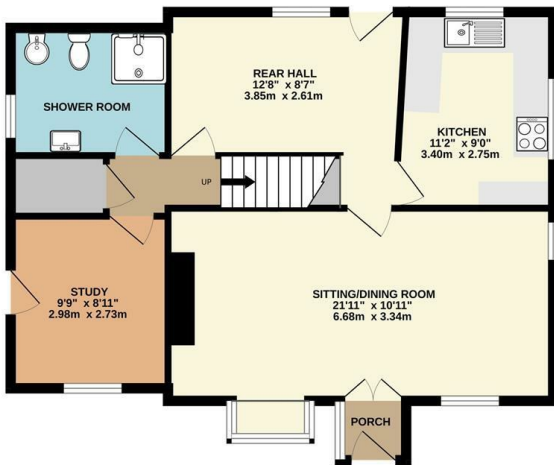


[Directions](#)

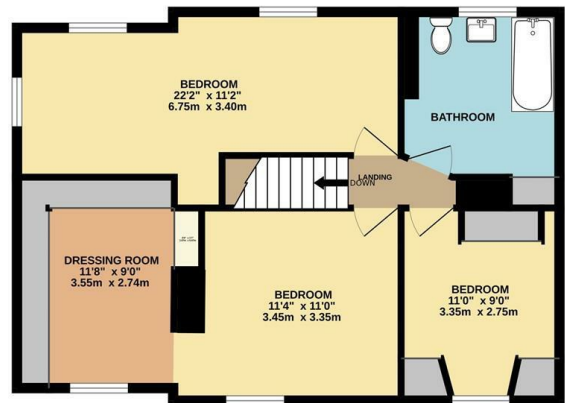


# Floor Plan

GROUND FLOOR  
683 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR  
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1336 sq.ft. (124.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
63	84		

**Energy Efficiency Rating Legend:**  
 A (92 plus) - Very energy efficient - lower running costs  
 B (81-91)  
 C (69-80)  
 D (55-68)  
 E (39-54)  
 F (21-38)  
 G (1-20) - Not energy efficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating Legend:**  
 A (81-91) - Very environmentally friendly - lower CO<sub>2</sub> emissions  
 B (69-80)  
 C (55-68)  
 D (39-54)  
 E (21-38)  
 F (1-20) - Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales | EU Directive 2002/91/EC