



## Sandy Ridge Cottage, 19 Laurel Grove , Farnham, GU10 4UA

A character 5 bedroom detached family house situated in a semi rural location on an unmade lane tucked away on the south side of Farnham town. The accommodation on the ground floor offers 3 reception rooms, a useful study, kitchen/ breakfast room and utility room. There are feature fireplaces and some beamed ceilings in the family and dining rooms. On the first floor 5 bedrooms with one en suite and family bathroom. Outside a good sized double garage with parking at the front and gardens surrounding the house. Within one mile is Rowledge village and The Sandrock Public House is within walking distance.

**Price Guide £1,200,000**

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- Entrance hall and cloakroom
- Dining room with study off
- 2 bathrooms
- Tucked away location
- Sitting room with open fireplace
- Kitchen/breakfast room
- Double garage with driveway parking
- Family room
- 5 bedrooms
- Garden



[Directions](#)



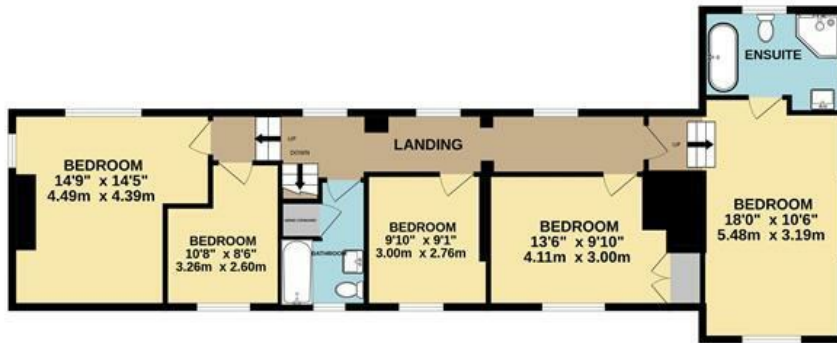


# Floor Plan

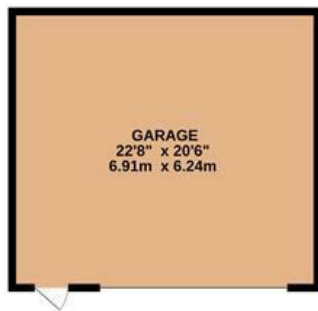
GROUND FLOOR  
1032 sq. ft. (95.9 sq.m.) approx.



1ST FLOOR  
959 sq. ft. (89.1 sq.m.) approx.



GARAGE  
464 sq. ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 2455 sq.ft. (228.1 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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