



## Stonecroft 8 Pottery Lane , Farnham, GU10 4QG

A Grade II listed character 4 bedroom 3 reception room detached family house built in 1904 situated in a sought after south Farnham location. The house was built for the Harris family who established Farnham Pottery and incorporates products made at the Pottery including fireplace tiles. The delightful level gardens surround the house and are a lovely feature of the property extending to about 0.48 acre with a driveway and a detached garage/workshop.

**Price Guide £1,200,000**



# Stonecroft 8 Pottery Lane

, Farnham, GU10 4QG



- Historic Grade II listed Farnham detached house
- Sitting room with bay window and fireplace
- 4 double bedrooms and 2 bathrooms
- Close to local schools and Farnham Town
- Entrance hall and cloakroom
- Dining room and study both with fireplaces
- Driveway parking with garage/workshop
- Built in 1904 for the owners of Farnham Pottery
- Kitchen/breakfast room with pantry and utility room
- Level enclosed garden of about 0.48 acre



[Directions](#)









Floor Plan



TOTAL FLOOR AREA: 2465 sq.ft. (229.0 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 |
| Very energy efficient - lower running costs | (92 plus) <b>A</b> |           | Very environmentally friendly - lower CO <sub>2</sub> emissions | (92 plus) <b>A</b> |           |
|                                             | (81-91) <b>B</b>   |           |                                                                 | (81-91) <b>B</b>   |           |
|                                             | (69-80) <b>C</b>   |           |                                                                 | (69-80) <b>C</b>   |           |
|                                             | (55-68) <b>D</b>   |           |                                                                 | (55-68) <b>D</b>   |           |
|                                             | (39-54) <b>E</b>   |           |                                                                 | (39-54) <b>E</b>   |           |
|                                             | (21-38) <b>F</b>   |           |                                                                 | (21-38) <b>F</b>   |           |
|                                             | (1-20) <b>G</b>    |           |                                                                 | (1-20) <b>G</b>    |           |
| Not energy efficient - higher running costs |                    |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                    |           |
| England & Wales                             |                    |           | England & Wales                                                 |                    |           |
| EU Directive 2002/91/EC                     |                    |           | EU Directive 2002/91/EC                                         |                    |           |