

The Old Vicarage, Highfield Lane, Farnham

Guide Price **£1,300,000**



Farnham



















The Old Vicarage, Highfield Lane

, Farnham

DESIRABLE VILLAGE LOCATION - CLOSE TO

AMENITIES - 5 BEDROOMS 4 BATHROOMS BEAUTIFUL GARDEN - TRAIN STATION 2.4 MILES SECONDARY SCHOOL 2.7 MILES - VILLAGE PRIMARY
SCHOOL 1.3 MILES - DRIVEWAY PARKING FOR
MULTIPLE VEHICLES
Council Tax band: G

Tenure: Freehold

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- TRAIN STATION 2.4 MILES
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- VILLAGE PRIMARY SCHOOL 1.3 MILES
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- CLOSE TO AMENITIES

MYRINGS









The Old Vicarage, Highfield Lane, Farnham, Knaresborough, HG5

Approximate Area = 3147 sq ft / 292.3 sq m (includes boiler room / wc / void) Limited Use Area(s) = 650 sq ft / 60.4 sq m

Outbuilding = 398 sq ft / 37 sq m Total = 4195 sq ft / 389.7 sq m For identification only - Not to scale Denotes restricted Bedroom 2 head height 16'10 (5.13) x 12'10 (3.91) **Eaves Store** Bedroom 1 32'2 (9.80) max x 17' (5.18) Bedroom 5 15'2 (4.62) x 10'10 (3.30) A CO **Eaves Store** SECOND FLOOR Bedroom 6 15'3 (4.65) OUTBUILDING x 9'6 (2.90) Home Office / FIRST FLOOR **Games Room** Store 11'6 (3.51) 237 (7.19) x 11' (3.35) x 11' (3.35)

> Decking 25' (7.62) x 10'3 (3.12)



Reception Room

16'10 (5.13) x 15'9 (4.80) into bay

Entrance Hall

25'10 (7.87) x 10'7 (3.23)

Sitting Room Office

Dining Room 29'9 (9.07) into bay x 19'5 (5.92) max

GROUND FLOOR

7'6 (2.29) x 5'3 (1.60)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Myrings. REF: 1092643

Sun Room 17'1 (5.21) x 11'8 (3.56)

Bedroom 3

14'8 (4.47) max

x 107 (3.23)

Bedroom 4 14'7 (4.45) max x 12'5 (3.78)





Myrings Estate Agents

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