



Boundstone Cottage, 8 Gardeners Hill Road, Farnham

Farnham GU10 4RL

Guide Price **£1,275,000**

ANDREW LODGE

estate agents



A charming and beautifully presented 5 bedroom detached period cottage set within stunning gardens of approximately 1/3 of an acre * No Onward Chain *

- 5 bedrooms
- 3 bath/shower rooms (2 en-suite)
- Sitting room with log burner
- Family room
- Bedroom 5/study
- Superb kitchen/dining/family room
- Utility room
- Stunning gardens
- Parking for approx. 4 vehicles
- Approx. 1/3 of an acre plot

Steeped in history and character, this beautifully presented detached cottage, dating back to approximately 1839. The property has been thoughtfully and extensively improved by the current owners, seamlessly blending period charm with modern day living.



The accommodation is both versatile and spacious, offering 4/5 bedroom alongside a variety of inviting reception areas. At the heart of the home there is a stunning open plan kitchen/dining/family room - a superb contemporary space with high quality fittings, integrated appliances, large central island and bifold doors that open out onto the gardens, allowing natural light to flood in creating a wonderful connection between indoors and out.

The property retains many original features adding warmth and character throughout, while benefitting from tasteful upgrades that enhance comfort, practicality and versatile living.

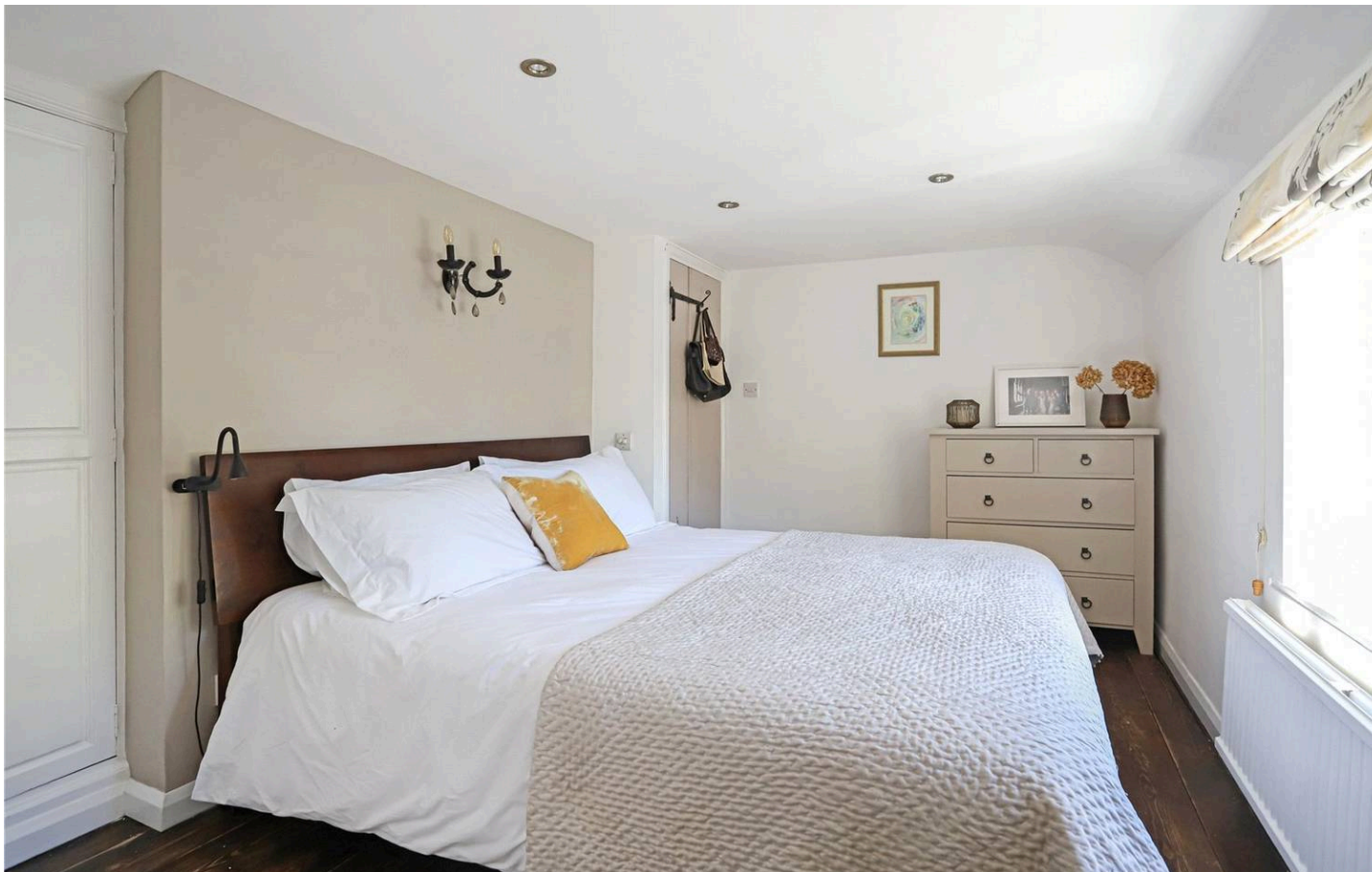
Outside the cottage sits within beautifully maintained grounds – the whole extending to approximately 1/3 of an acre. Offering a peaceful and private setting ideal for families, al fresco dining and outdoor entertaining and enjoying a south westerly aspect. To the front there is a generous driveway providing parking for approximately 4 vehicles. There is also a large garden shed. Timber summer house/potential home office.

Services - All mains services. Gas central heating to radiators. / Local Authority - Waverley B.C., The Bury, Godalming GU7 1HR 01483 523333. / Council Tax Band F with a charge for the year ending 31.03.27 of £3,759.76. / Tenure - Freehold / EPC rating - C / Mobile phone signal - available. Broadband - superfast (via Ofcom).

The property is situated within this prime location to the south of Farnham convenient to local schools and amenities at Lower Bourne, Frensham and Rowledge.

The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafés and an excellent choice of restaurants and a REEL cinema. There is a Sainsburys, Waitrose, Leisure Centre, David Lloyd Leisure Centre and Farnham's historic deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking and cycling.





Country Pursuits: Alice Holt Forest is close by providing a wonderful location for walking, running, cycling, fishing and riding, covering over 2,000 acres. Sailing is available at Frensham Ponds and there are several excellent golf courses in the area, including Hankley Common, Hindhead and Farnham Golf Club at The Sands.

Schools: There are excellent schools nearby including St Peter's Primary school, South Farnham School, Weydon Secondary School, Rowledge Primary school, Frensham Heights, More House and Edgeborough.

Location: Farnham town centre and mainline station 2.2 miles (Waterloo from 53 minutes) / Guildford A3 9 miles, London 38 miles / South coast 27 miles (All distances and times are approximate)



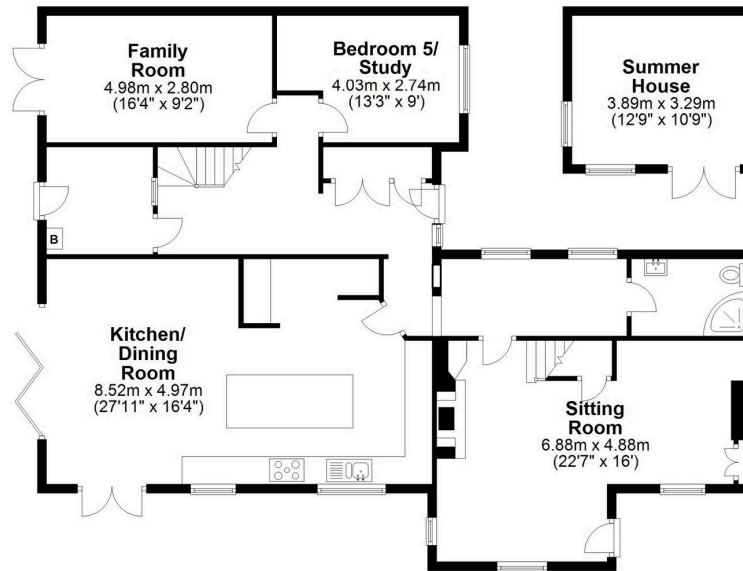
Directions: Leave Farnham via the A287, Firgrove Hill and continue to the top. At the traffic lights turn right onto The Ridgway. Continue onto Shortheath Road (passing two mini roundabouts). At the staggered cross roads turn left into Sandrock Hill Road. At the sharp right hand bend, continue straight onto Gardeners Hill Road, where the entrance to Boundstone Cottage can be found along on the right hand side.

Gardeners Hill Road, Farnham, GU10 4RL

Ground Floor

Approx. 130.8 sq. metres (1407.5 sq. feet)

(Not in position)



First Floor

Approx. 71.7 sq. metres (771.7 sq. feet)



House area: approx. 202.5 sq. metres (2179.7 sq. feet)
Outbuilding area: approx. 12.8 sq. metres (137.8 sq. feet)
Total area: approx. 215.3 sq. metres (2317.5 sq. feet)

This plan is for layout guidance only.
Measurements are for general guidance
only and must not be relied upon

ANDREW LODGE

estate agents



Andrew Lodge Estate Agents

28A Downing Street - GU9 7PD

01252 717705 • info@andrewlodge.co.uk • andrewlodge.net/