



## 13 Upper Old Park Lane , Farnham, GU9 0AR

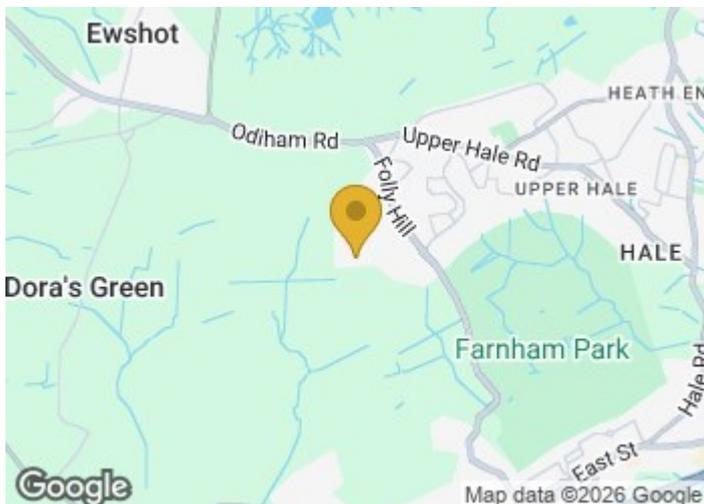
A spacious 4 bedroom detached chalet house offering flexible accommodation with lovely far reaching southerly views, situated within 1.5 miles of Farnham town on an unmade up road. Currently the accommodation is arranged with 3 large double first floor bedrooms all enjoying the views. On the ground floor 3 reception rooms, bedroom 4, two staircases and 2 kitchens offering potential for an annexe. The grounds extend to about 0.6 acre with a detached double garage and a large outbuilding incorporating 4 stables, tack room and storage rooms.

**Price Guide £980,000**

# 13 Upper Old Park Lane , Farnham, GU9 0AR



- Detached chalet house with annexe potential
- Lovely southerly views
- Flexible accommodation offering great potential
- 4 double bedrooms ( one on the ground floor )
- 2 kitchens and 2 staircases
- 2 sitting rooms and dining room
- 2 bathrooms and 2 cloakrooms
- Detached double garage and parking
- Detached barn with 4 stables, tack room and storage rooms
- Grounds of about 0.6 acre



[Directions](#)



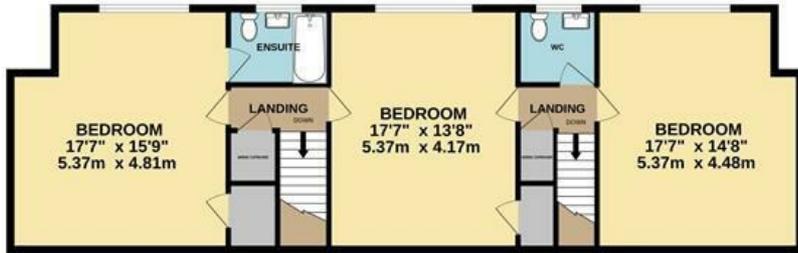


# Floor Plan

GROUND FLOOR  
1468 sq ft. (136.3 sq m.) approx.



1ST FLOOR  
983 sq ft. (91.3 sq m.) approx.



GARAGE  
327 sq ft. (30.4 sq m.) approx.



TOTAL FLOOR AREA : 2777 sq.ft. (258.0 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	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		<b>78</b>
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	