



65a Aveley Lane, Farnham

Surrey GU9 8PS

Guide Price £850,000

**ANDREW LODGE**

*estate agents*



## 65a Aveley Lane

Farnham

An elegant 4 bedroom Victorian style detached modern family home in a highly desirable south Farnham location offering ample parking and a secluded setting \* No Onward Chain \*

- 4 bedrooms
- 2 luxury bath/shower rooms (1 en-suite)
- Sitting room
- Study
- Kitchen/dining room
- Reception hall and cloakroom
- Parking for several vehicles
- Secluded landscaped gardens

Occupying a secluded and private position in a sought after lane to the south of Farnham, this beautifully presented 4 bedroom detached family home was built in 2007 as a bespoke one-off property by Rowledge Homes. Designed in an attractive Victorian style, the property successfully combines traditional architectural charm with modern day comfort and practicality. The house enjoys a tucked away setting within a mature and well screened plot, offering an excellent degree of privacy while remaining conveniently positioned for access to Farnham town centre, local amenities at The Ridgway and excellent schools.



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Internally the property offers well balanced and thoughtfully arranged accommodation ideally situated for modern family living. A welcoming Entrance Hall leads through to the principal reception room with open fire and a separate useful Study. The Kitchen/Dining room forms the heart of the home, beautifully fitted with a good range of fitted cupboards, granite worktops and integrated appliances. Electric oven, gas hob and utility cupboard together with a larder/store, through to a generous area for entertaining.

On the first floor are 4 well proportioned bedrooms. The principal bedroom benefits from its own luxury en-suite shower room, while the remaining bedrooms are serviced by a luxury family bathroom.

The property sits within a private and established plot surrounded by mature planting that enhances the feeling of seclusion. A wonderful paved terrace provides a peaceful outdoor space, ideal for relaxation, entertaining and al fresco dining.

Services - All mains services. Gas central heating / Local Authority - Waverley B.C., The Burys, Godalming GU7 1HR 01483 523333 / Council Tax - Band F with an annual charge for the year ending 31.03.27 of £3,759.76 / EPC Rating - C / Tenure - Freehold / Mobile phone signal available/ultrafast broadband. (via Ofcom).





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### Farnham

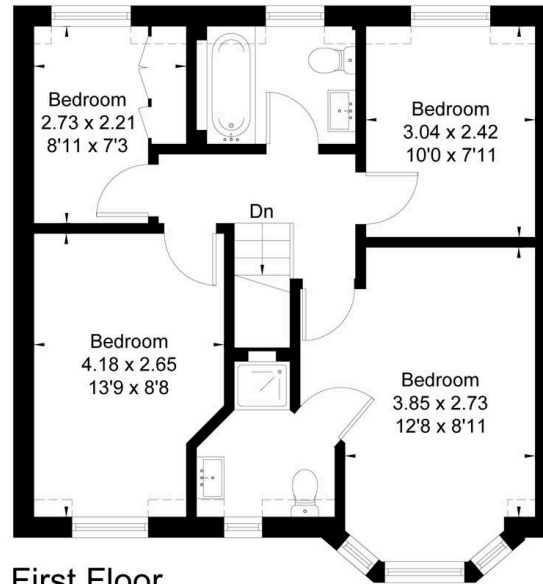
The property is convenient to the local shops at the Ridgway and Langham's recreation ground. The centre of the highly desirable village of Lower Bourne is close by, offering a store/post office, chemist, Public House, Doctors surgery, Veterinary clinic, the Bourne Green, Bourne Woods and the renowned South Farnham Infant School. There is an excellent choice of both state and private schools in the area, including the highly regarded South Farnham School, Weydon Secondary School, Frensham Heights and Edgeborough. There are excellent opportunities within the immediate area for walking, riding and cycling with much of the neighbouring land belonging to the RSPB. Sailing is also available at the nearby Frensham Great Pond (National Trust).

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 including Gail's, Bill's, Côte Brasserie, Pizza Express and Zizzi. There is a Waitrose, Sainsbury's, Leisure Centre, David Lloyd Club, local Rugby, Football and Tennis clubs. Brightwell's Yard comprises a REEL cinema, Jetts Gym and Den97 sports bar.

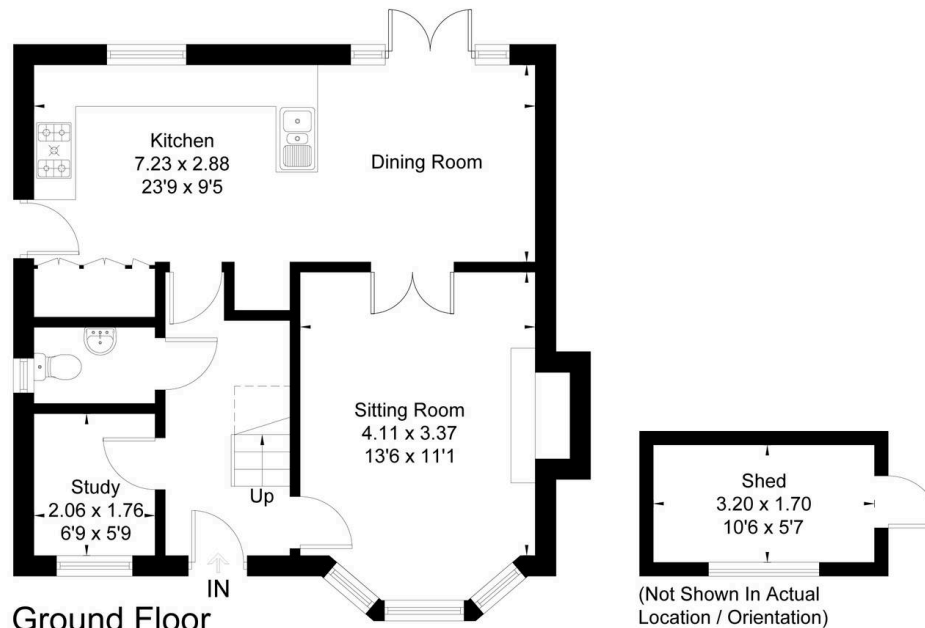




 = Reduced head height below 1.5m



First Floor



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105314

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**Directions:** Leave Farnham via Firgrove Hill. At the traffic lights at the main crossroads, turn right onto Ridgway Road and take the first left into Edward Road. At the end of the road turn right into Aveley Lane and follow the road. At the left hand bend proceed down the hill where number 65a is situated towards the end on the left hand side.