



Spinneys Vicarage Hill, Farnham

Farnham

Guide Price **£1,375,000**

ANDREW LODGE

estate agents



Spinneys Vicarage Hill

Farnham

A beautifully presented and spacious 3 bedroom detached bungalow, occupying a generous and highly private plot in one of Farnham's most desirable residential locations

* No Onward Chain *

- Formal living room with feature fireplace
- Dual-aspect dining room
- Kitchen with separate utility room
- Conservatory
- Principal bedroom with an en-suite shower room
- 2 further double bedrooms
- Family bathroom
- Beautiful enclosed rear garden
- Detached double garage and driveway parking
- Exclusive lane of only three bungalows



Property Summary: Situated in an exclusive lane of just three bungalows, Spinneys is a well presented and spacious three-bedroom detached bungalow, occupying a generous and highly private plot in one of Farnham's most desirable residential locations. Offered with no onward chain and vacant possession, this delightful home provides versatile accommodation with a thoughtfully designed split-level layout and beautifully maintained gardens.

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Living Accommodation: The accommodation is arranged over a subtle split level, with a small staircase separating the principal living space from the bedroom accommodation, creating an excellent sense of space and privacy throughout. The welcoming formal living room is a superb reception space, featuring an attractive fireplace and sliding doors opening directly onto the rear garden, allowing natural light to flood the room while seamlessly connecting indoor and outdoor living. The living room flows through to a formal dining room with dual-aspect views overlooking the gardens, ideal for both entertaining and family living. There is also an additional front aspect snug/study with bay window.

Kitchen/Utility/Conservatory: Centrally positioned within the home, the kitchen is well appointed with a wide range of storage units, integrated appliances, and excellent workspace. A separate utility room provides additional practicality and offers side access to the garden. The conservatory is wonderfully bright and airy, enjoying a pleasant aspect over the private grounds and creating a further reception area to relax and unwind.

Bedrooms/Bathrooms: The principal bedroom enjoys views over the rear garden and benefits from fitted storage and an en-suite shower room. Bedrooms two and three are both generous double rooms, each with fitted wardrobes. A family bathroom completes the accommodation, fitted with a bath and overhead shower.





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Outside: Outside, the property occupies a mature and secluded plot with a beautifully enclosed rear garden offering an exceptional degree of privacy. The garden is mainly laid to lawn with well-stocked flower beds and shrub borders, creating a peaceful and attractive setting, with a summerhouse overlooking the delightful gardens, a garden shed for storage and greenhouse. A detached garage and driveway parking further enhance this superb home.

Overview: Spinneys represents a rare opportunity to acquire a spacious detached bungalow in a quiet and exclusive setting, moments from Farnham's amenities and surrounding countryside. Early viewing is highly recommended.

General: Services - Mains water, electricity and drainage. Gas central heating. / Local Authority Waverley B. C. The Burys, Godalming GU7 1HR 01483 523333. / Council Tax - Band G With an annual charge for the year ending 31.03.27 of £4,338.18. / Tenure - Freehold / EPC Rating - / Mobile phone signal available. Ultrafast broadband available (via Ofcom).



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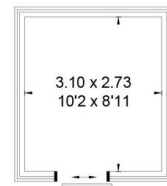
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Situation: The property lies in a most desirable and prestigious lane in a conservation area of South Farnham, convenient to the village of Lower Bourne with local facilities including a store/post office, two public houses, chemist, Doctors surgery, Veterinary clinic, the Bourne Green, the Bourne Club, and the renowned South Farnham School. 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 Bill's, Cote Brasserie, Pizza Express and Zizzi. There is a Sainsburys, Waitrose, Farnham 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.

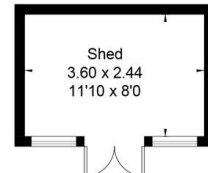
Schools/Leisure: There is also an excellent choice of both state and private schools, including South Farnham school, Weydon Secondary school, Edgeborough and Frensham Heights. There are excellent opportunities within the immediate area for walking, riding and cycling with much of the neighbouring land belonging to the National Trust, Forestry Commission and RSPB. Sailing is also available at the nearby Frensham Great Pond and there are numerous golf clubs in the area. Communications are first class with the A31 and mainline station about 1 ½ miles and the A3 about 7 miles. The A331 Blackwater Valley road links Farnham with the M3, M25 and Heathrow.



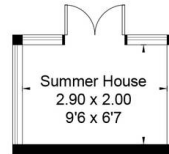
Approximate Floor Area = 168.1 sq m / 1809 sq ft
 Garage = 37.2 sq m / 400 sq ft
 Outbuildings = 14.3 sq m / 154 sq ft
 Total = 219.6 sq m / 2363 sq ft (Excluding Shed)



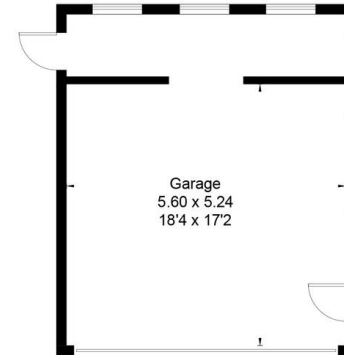
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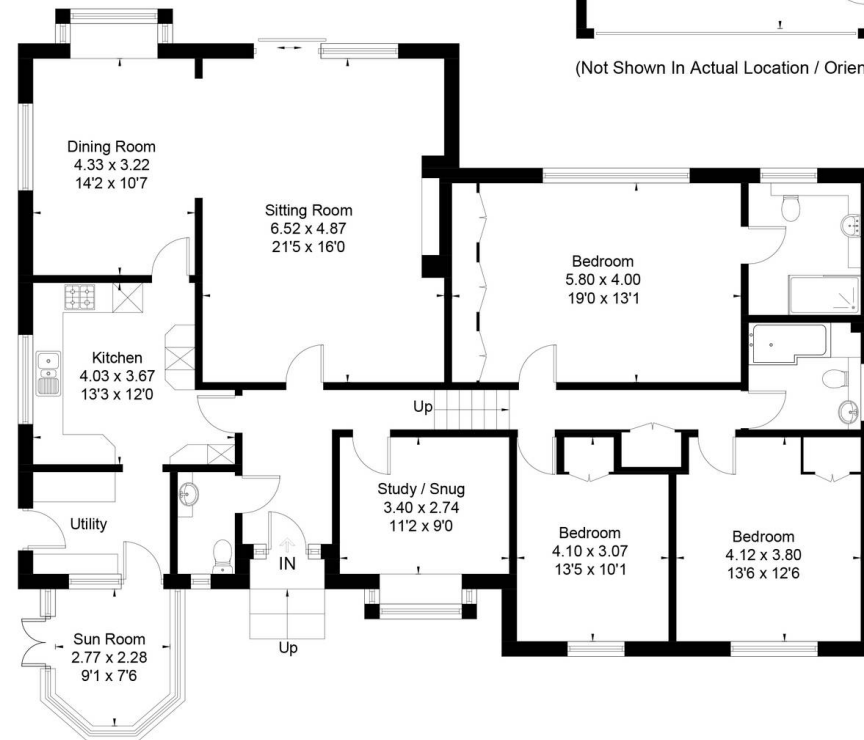
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Ground Floor



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 #108820





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Directions: Leave Farnham via the A287, Firgrove Hill, and continue to the top. At the traffic lights go straight over and turn left into Vicarage Hill. Proceed down and the driveway can be found on the left hand side.