



1 Giffards Meadow, Farnham

Surrey GU9 8DA

Guide Price **£1,500,000**

ANDREW LODGE

estate agents



A spaciously arranged modern 5 bedroom detached house set on a fine plot within a short walk of well regarded schools, the mainline station and town centre * No Onward Chain *

- 5 bedrooms
- Family shower room & En-suite bathroom
- Stunning open plan kitchen/family room with separate utility room
- Sitting room
- Snug/home office
- Dining/garden room
- Large driveway and detached double garage
- Wrap around landscaped gardens
- Zip line, areas for treehouses, wood-fired hot tub & outdoor kitchen
- Prestigious and convenient location

Situated within one of Farnham's most convenient and prestigious residential locations, 1 Giffards Meadow is a beautifully renovated detached family house offering thoughtfully designed accommodation extending to approximately 2,771 sq ft, including the double garage. Having been comprehensively remodelled and extended by the current owners, the property combines contemporary family living with generous proportions, creating a home that is equally suited to everyday life and entertaining.

Occupying a highly desirable position in a private cul-de-sac location within easy walking distance of Farnham's excellent schools, the mainline railway station and the historic town centre, the house offers an exceptional balance of accessibility and privacy.



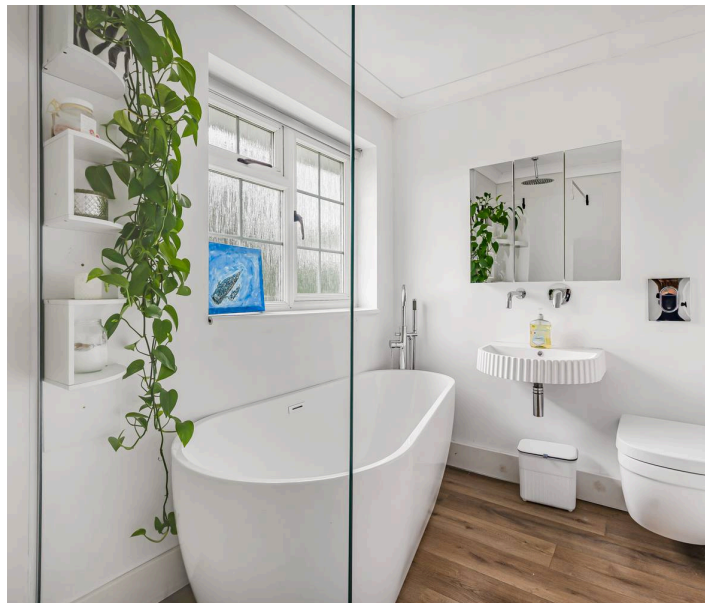
The accommodation is centred around an outstanding open-plan kitchen, dining and family room, forming the heart of the home. Designed with modern family life in mind, this light-filled space enjoys uninterrupted views across the rear garden, with wide glazing creating a seamless connection between the house and its outdoor surroundings. The kitchen is complemented by a separate utility room, providing valuable ancillary space and enhancing the practicality of the layout. There is also a useful boot room offering storage and access to both the garage and outside.

A well-proportioned formal sitting room offers an elegant retreat, while a separate snug provides flexibility as a family room, children's playroom or home office, perfectly suited to contemporary working patterns.

The first floor features a generous principal bedroom with a dressing room and a stylish en suite bathroom comprising a free-standing bath and separate shower. Four further bedrooms are served by a well-appointed family shower room, offering comfortable and versatile accommodation for families of all ages.

Outside, the gardens have been carefully designed with family enjoyment at their heart. Wrapping around the property, they provide an attractive combination of expansive lawn and thoughtfully positioned terraces, creating spaces for both relaxation and entertaining throughout the seasons.

Designed to encourage outdoor living, the gardens offer an exceptional environment for family life, with a zip line, dedicated areas for treehouses and a wood-fired hot tub all contributing to a setting where children can explore freely and weekends are spent outdoors. Whether entertaining friends with summer barbecues around the outdoor kitchen, relaxing beneath the stars or simply enjoying the privacy of the surrounding gardens, the outdoor space is every bit as compelling as the house itself.





To the front, a driveway provides ample off-street parking and access to the detached double garage, completing this impressive family home.

Beautifully presented throughout, 1 Giffards Meadow represents a rare opportunity to acquire a turnkey family home in one of Farnham's most sought-after locations, combining exceptional living spaces with outstanding convenience and beautifully landscaped gardens designed for modern family life.

General: Services - Mains water, electricity and drainage. Gas heating. Smart system wet under floor heating and electric under floor 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 - D / Mobile signal available. Superfast broadband (via Ofcom).

Situation: The property is situated to the south of Farnham in a prestigious and highly sought after location, within level walking distance of the mainline station and town centre. Excellent schools are close by including St Polycarp's Catholic Primary School, South Farnham School, Weydon Academy Secondary School, Edgeborough and Frensham Heights.

The Georgian town 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.



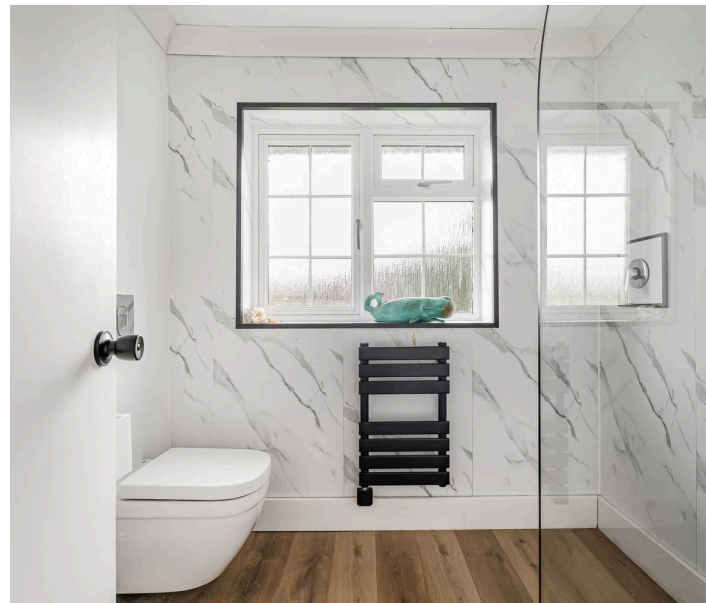
There is a Waitrose, Sainsbury's, David Lloyd Leisure Centre, local rugby, football and tennis clubs, and Farnham's historic deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking, cycling and dog walking. The 6 screen REEL cinema has been a welcome addition to the new Brightwells Yard Development.

Excellent opportunities exist within the immediate area for walking, riding and cycling with much of the neighbouring land belonging to the National Trust, Forestry Commission and RSPB; the North Downs Way footpath is easily accessed by a public footpath. There are also a good selection of golf courses in the area, including Hankley, Farnham, Hindhead and Puttenham, as well as sailing at Frensham Great Pond.

Communications are first class with the A31/A3 providing links to London and the south coast. The A331 Blackwater Valley road links Farnham with the M3, M25 and Heathrow.

Location: Farnham town centre 0.5 miles, mainline station a short walk (Waterloo from 53 minutes) / Guildford (A3) 9 miles (Waterloo from 38 minutes) / London 40 miles (All distances and times are approximate)

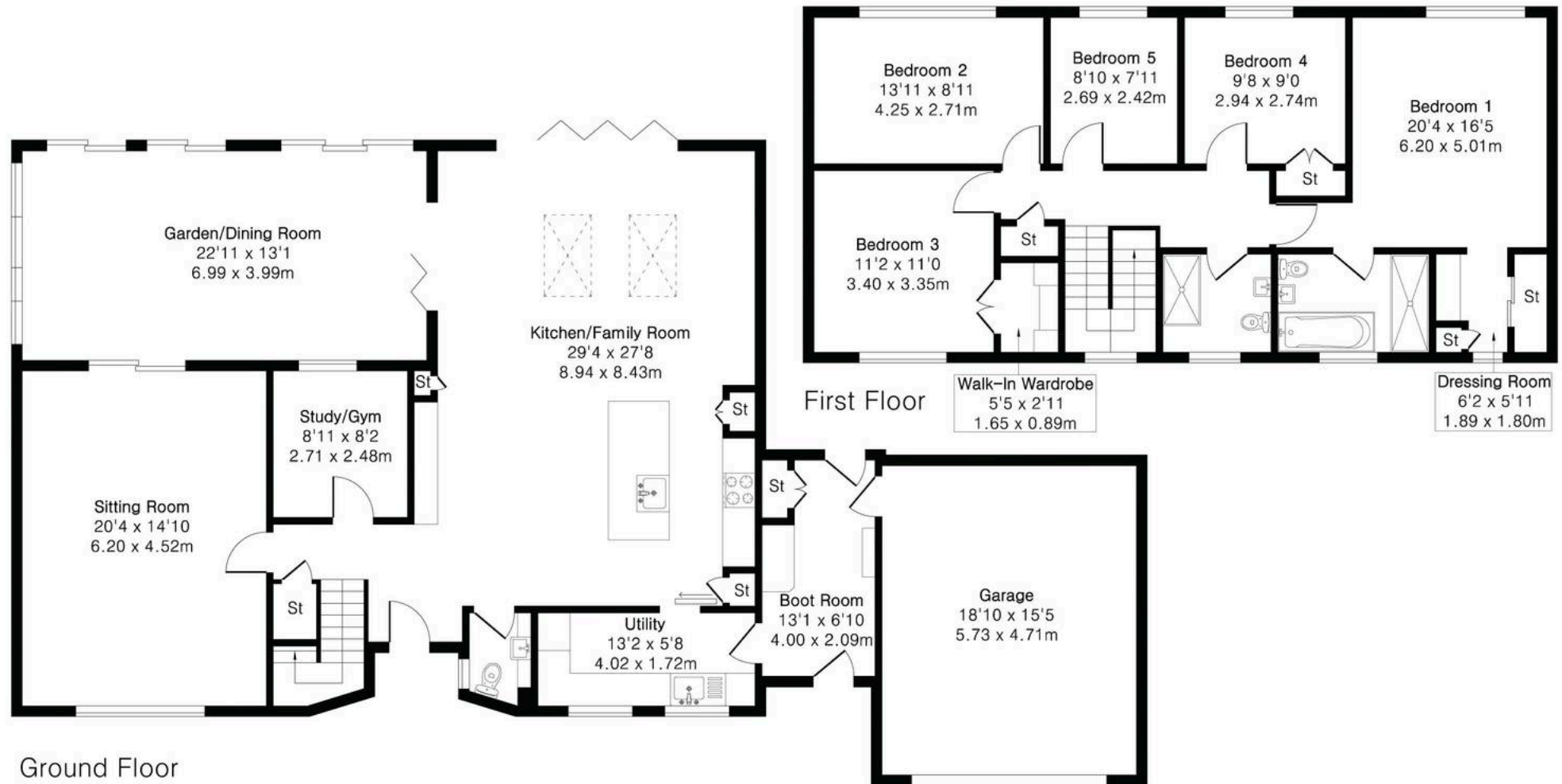
Directions: Leave Farnham via South Street. At the traffic lights go straight across into Station Hill. Go over the railway crossing and take the left hand fork into Waverley Lane. Take the third turning right into Giffards Meadow where number 1 can be found just in on the left.



**Approximate Gross Internal Area 2771 sq ft - 257 sq m
(Including Garage)**

Ground Floor Area 1865 sq ft – 173 sq m

First Floor Area 906 sq ft – 84 sq m



Ground Floor



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