



85 Red Lion Lane, Farnham

GU9 7QW

Guide Price £349,995



## 85 Red Lion Lane

Farnham

\* No Onward Chain \* A characterful one bedroom mid-terrace home overlooking the meadows and with resident's permit parking

- Front aspect living room with open fireplace
- Fitted kitchen
- Double bedroom with fitted wardrobes
- Bathroom
- Study area
- Residential permit parking available to purchase
- Views across the meadows
- Characterful features throughout

Situated in the heart of the historic Georgian town of Farnham, 85 Red Lion Lane is a charming and beautifully proportioned one bedroom mid-terrace home, enjoying delightful views across the meadows to the front and an abundance of character throughout.



**Ground Floor:** The front aspect living room is warm and inviting, overlooking the meadows and filled with natural light. A feature fireplace forms the focal point of the room, creating a cosy setting for relaxing evenings.

To the rear, the integrated kitchen is thoughtfully fitted with a range of appliances and offers ample storage and worktop space. A rear door leads directly out to a private courtyard – perfect for morning coffee, al fresco dining, or potted plants.

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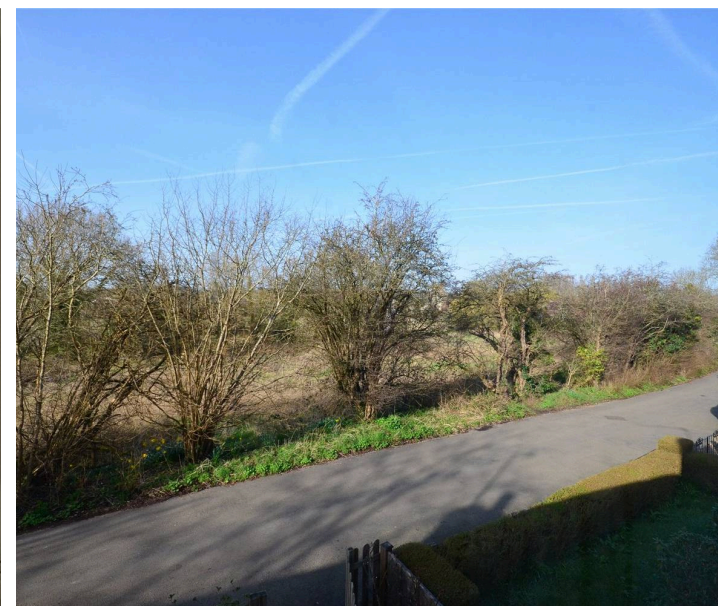
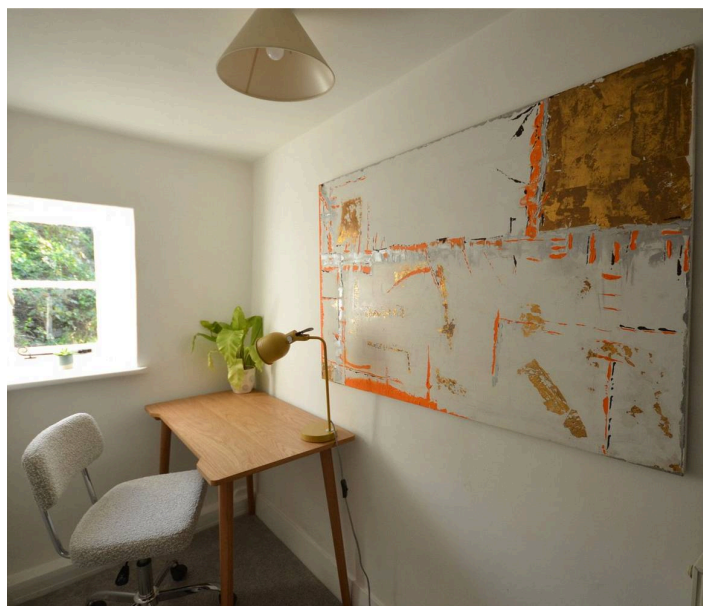
**First Floor:** Upstairs, character beams enhance the landing area, adding to the cottage charm. The principal bedroom enjoys a front aspect with attractive views across the meadows, providing a peaceful and scenic outlook. The bathroom is fitted with a bath, WC, and wash hand basin in a clean and practical layout. A useful study area off the landing offers flexible space for home working, reading, or additional storage.

**Outside:** To the rear, the property benefits from a low-maintenance courtyard garden, offering privacy and a charming outdoor space in which to relax or entertain. Garden sheds.

This enchanting home offers a wonderful blend of period charm and practical living, ideal for first-time buyers, downsizers, or those seeking a picturesque town-centre retreat.

Services - Mains water, electricity and drainage. Local Authority - Waverley B.C., The Burys, Godalming GU7 1HR . Council Tax - Band C with an annual charge for the year ending 31.03.26 of £2,205.54. Tenure - Freehold. Miscellaneous - Parking permit available to purchase. EPC Rating - D (61) Mobile signal available. Ultrafast broadband (via Ofcom).

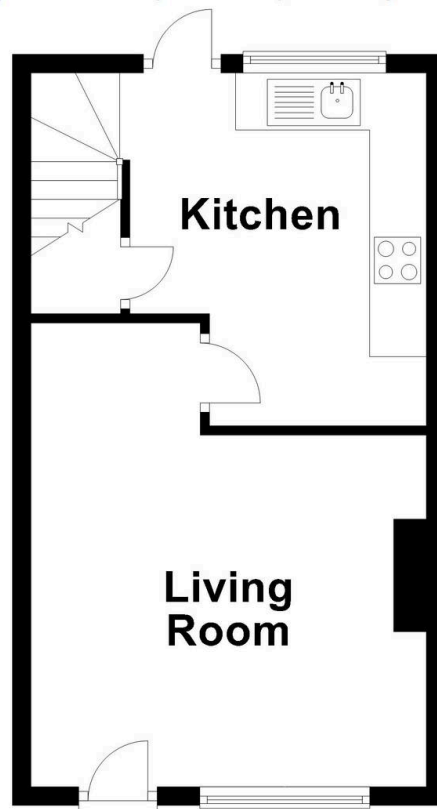
**Directions:** Leave Farnham via Downing Street going in the direction of Longbridge. Pass over the bridge and take the first turning right into Red Lion Lane. The property can be found along on the left hand side.



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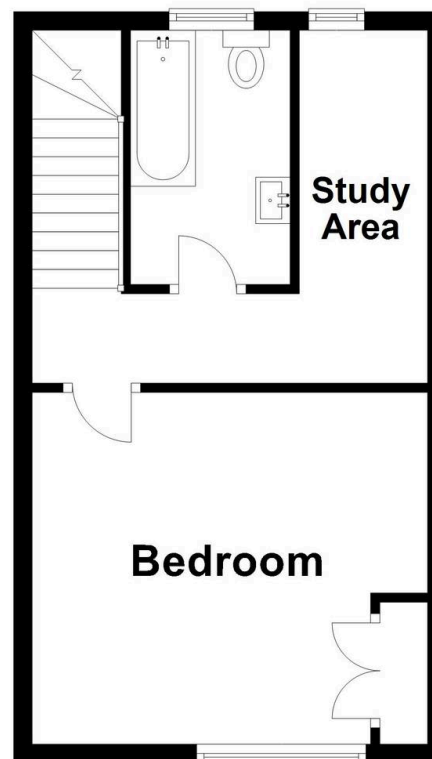
## Ground Floor

Approx. 32.7 sq. metres (352.5 sq. feet)



## First Floor

Approx. 32.7 sq. metres (352.5 sq. feet)



Total area: approx. 65.5 sq. metres (705.0 sq. feet)

This plan is for layout guidance only.

Measurements are for general guidance  
only and must not be relied upon