



The New House Sandy Lane, Rushmoor

Farnham GU10 2ET

Guide Price £975,000

ANDREW LODGE

estate agents



The New House Sandy Lane

Rushmoor, Farnham

A beautifully presented 4 bedroom detached family home, ideally situated on Sandy Lane in Rushmoor, enjoying a peaceful setting with lovely countryside walks right on the doorstep.

- 4 bedroom detached family home
- Spacious front-aspect living room with wood-burning stove
- Open-plan kitchen/dining room forming the hub of the home
- Well-equipped kitchen with a wide range of cupboards and storage
- Separate utility room and downstairs cloakroom
- Principal bedroom with en-suite shower room and useful storage area
- 3 further well-proportioned bedrooms
- Family bathroom with fitted bath and shower
- Mainly lawned rear garden with patio areas
- Integral garage and driveway providing off-road parking



The property offers well-proportioned and versatile accommodation arranged over two floors. On the ground floor, the front-aspect living room provides a comfortable and inviting reception space, complete with a wood-burning stove.

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The kitchen and dining room forming the natural hub of the home. Designed with modern family living in mind, this welcoming space benefits from a wide range of fitted cupboards and excellent storage, together with bi-fold doors opening directly onto the rear garden, creating a wonderful connection between the inside and outside spaces. The kitchen/dining room is complemented by a separate utility room and a convenient downstairs cloakroom.

Upstairs, there are four bedrooms, including a principal bedroom with its own en-suite shower room and useful storage area. Three further bedrooms provide excellent flexibility for children, guests or home working, while the family bathroom is fitted with both a bath and separate shower.

Outside, the rear garden is predominantly laid to lawn with patio areas, providing a pleasant setting for outdoor dining, entertaining and family life. To the front, a driveway provides off-road parking and leads to an integral garage.

With its generous accommodation, practical layout and attractive indoor-outdoor living spaces, The New House makes an ideal family home. The surrounding area also offers a wealth of wonderful countryside walks, with the opportunity to enjoy the outdoors virtually from the doorstep, while the nearby town of Farnham provides a wide range of everyday amenities, shops, schools and leisure facilities.





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Services - All mains services. / 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 £3,779.13. / Tenure - Freehold / EPC Rating - C / Mobile signal available. Superfast broadband available.

Situated in an idyllic semi-rural setting in the heart of Rushmoor and within a moments walk of Frensham Common and The Flashes. The surrounding west Surrey countryside forms part of the Surrey Hills area of outstanding natural beauty and great landscape value. The village provides for day to day needs, whilst the nearby historic village of Tilford, centred around its famous cricket green and the adjacent River Wey, offers a public house, church, shop, primary school and nursery.

Schools: There is an excellent choice of both state and independent schools in the area including Edgeborough, Frensham Heights, Weydon Secondary School, Waverley Abbey Junior School and Tilford Infants School.

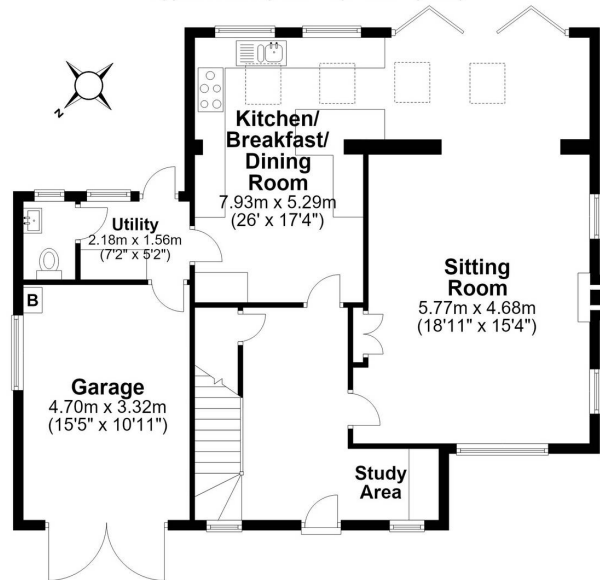
Location: Tilford Green 1 ½ miles, Farnham 4 miles (Waterloo from 53 minutes); Haslemere 7 miles (Waterloo from 52 minutes); Guildford 12 miles (Waterloo from 35 minutes); A3 Hindhead 4 miles; Central London 45 miles



Sandy Lane, Rushmoor, Farnham, GU10 2ET

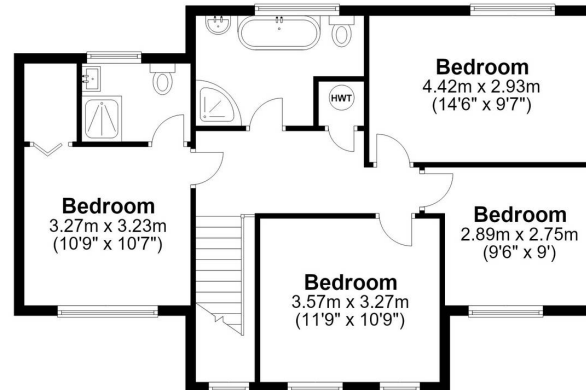
Ground Floor

Approx. 93.5 sq. metres (1006.6 sq. feet)



First Floor

Approx. 69.6 sq. metres (749.3 sq. feet)



House area: approx. 147.5 sq. metres (1587.7 sq. feet)

Garage area: approx. 15.6 sq. metres (167.9 sq. feet)

Total area: approx. 163.1 sq. metres (1755.6 sq. feet)

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. They are intended to give a fair description of the property but their accuracy is not guaranteed nor do they form part of any contract. All information should be verified by yourself and your professional advisors. We have not carried out a survey nor have we tested the services, appliances and specific fixtures and fittings. It must not be assumed that the property has all or any necessary planning permissions, building regulations or any other consents. Room sizes are approximate and they have been taken between internal wall surfaces and therefore include cupboards, shelves etc. Accordingly they should not be relied upon for carpets, curtains and furnishings



Andrew Lodge Estate Agents

Andrew Lodge Ltd, 28A Downing Street – GU9 7PD

01252717705 • info@andrewlodge.co.uk • andrewlodge.net/

Directions: Leave Farnham via South Street. At the traffic lights proceed straight over into Station Hill and continue over the level crossing. Take the right hand fork into Tilford Road and continue for circa 3 miles. On reaching the village of Tilford, bear right with the cricket green on your left. Continue for approx 2 miles before turning right into Sandy Lane. The New House can be found on the right.