



11a Longhope Drive, Farnham

GU10 4SN

Guide Price £895,000

ANDREW LODGE

estate agents



11a Longhope Drive

Farnham

Occupying a delightful tucked away position at the end of a quiet close, this attractive 4 bedroom detached family home offers well-balanced accommodation with **no onward chain**.

- Delightfully positioned at the end of a quiet close
- Spacious detached family home in a highly sought-after location
- Four generous bedrooms and two bath/shower rooms (1 en-suite)
- Sitting room, dining room and separate study
- Fitted kitchen with adjoining utility area
- Double garage and ample driveway parking
- Private and secluded rear garden
- Ideal for modern family living
- Close to outstanding local schooling and countryside walks
- Easy access to Farnham town centre and rail links to London



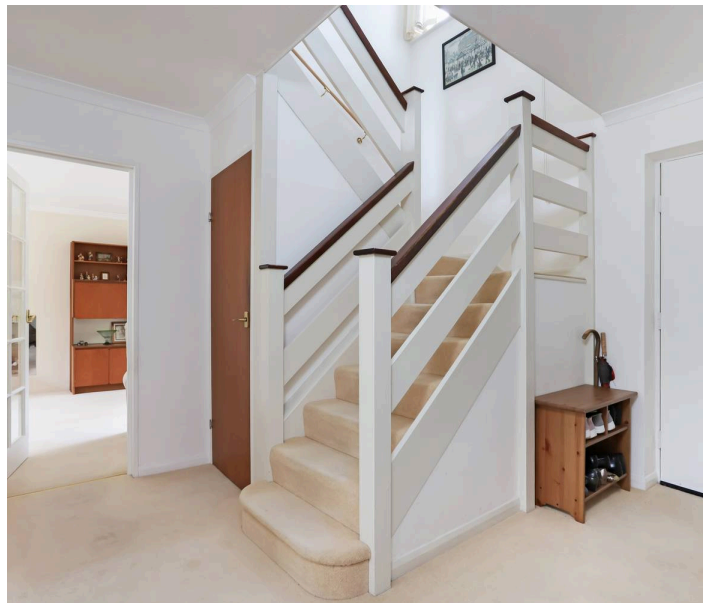
The property enjoys a peaceful and secluded setting whilst remaining conveniently located for excellent local schools, nearby amenities and easy access to Farnham's historic town centre and mainline station. The spacious accommodation comprises a welcoming entrance hall leading to a generous sitting room, separate dining room and a study, providing excellent space for both entertaining and working from home. The fitted kitchen benefits from a useful utility area and is complemented by a separate cloakroom.

On the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a well-appointed family bathroom.

Outside, the property is approached via a private driveway providing ample parking and leading to a double garage. To the rear is an attractive, secluded garden offering a good degree of privacy and a wonderful space for outdoor dining, entertaining and family enjoyment.

Longhope Drive is a highly regarded residential location, particularly favoured by families due to its proximity to excellent local schooling and its convenient access to Farnham's extensive range of shopping, leisure and recreational facilities. The surrounding area offers beautiful countryside walks together with easy access to road and rail links serving London and the South Coast.

An excellent opportunity to acquire a superb family home in a quiet and desirable Farnham location.





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

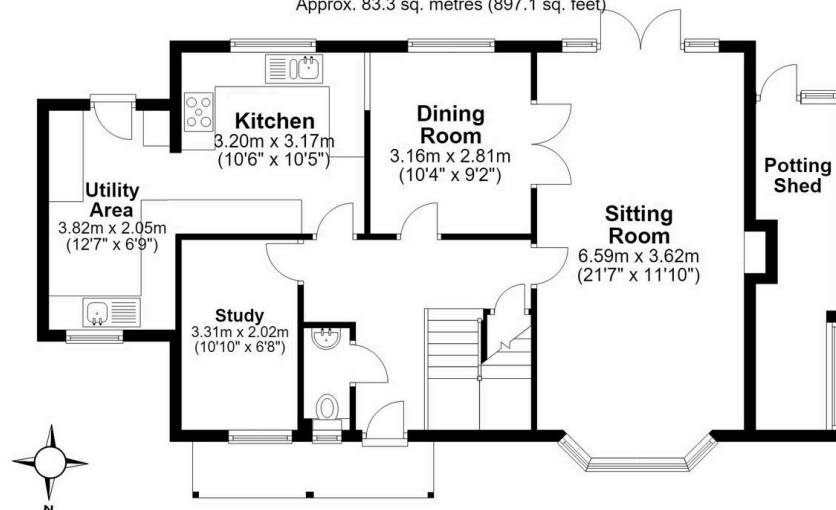
Situation: The property is situated in a highly desirable location to the south of Farnham convenient to Lower Bourne. Local facilities are close by and include a store/post office, public houses, newsagents, veterinary clinic, chemist, tennis courts, the Bourne Woods and Bourne village green. There is an excellent choice of both state and private schools in the area including Waverley Abbey, South Farnham School, Weydon Secondary School, Edgeborough, Frensham Heights and Barfield. Sporting facilities include several golf courses and sailing at Frensham Pond. The surrounding countryside and national trust land provides excellent opportunities for country pursuits including walking, riding and cycling. 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. There is a Waitrose, Sainsbury's, Leisure Centre, 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.



Longhope Drive, Farnham, GU10 4SN

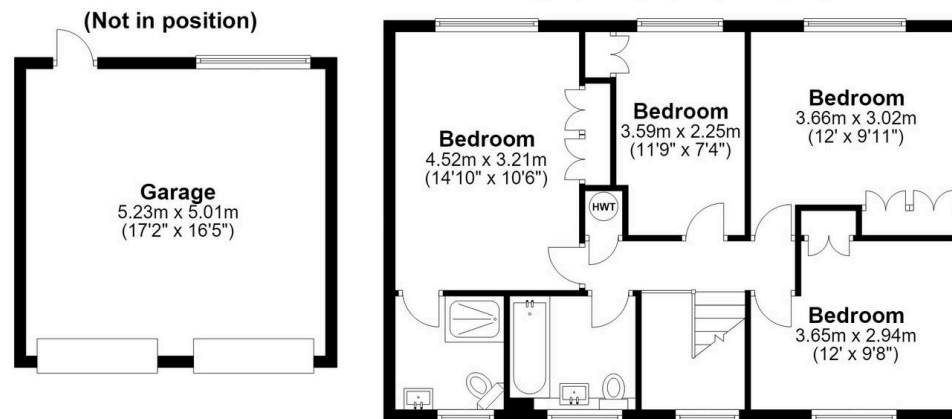
Ground Floor

Approx. 83.3 sq. metres (897.1 sq. feet)



First Floor

Approx. 64.8 sq. metres (697.7 sq. feet)



House area: approx. 139.6 sq. metres (1502.6 sq. feet)

Garage & Potting Shed area: approx. 34.8 sq. metres (374.6 sq. feet)

Total area: approx. 174.4 sq. metres (1877.2 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

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Directions: Leave Farnham via the A287, Firgrove Hill, and continue to the top. At the traffic lights turn right onto The Ridgway and continue onto Shortheath Road. At the second mini-roundabout turn left into Burnt Hill Road. Continue down the hill and turn right into Longhope Drive where 11a can be found on the left hand side, tucked away at the end of the close.