

Asking Price £360,000 Leasehold

1 Bedroom, Apartment - Retirement

11, Hawthorn Lodge Longbridge, Farnham, Surrey, GU9 7GG

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Hawthorn Lodge

Hawthorn Lodge is a delightful development of one and two bedroom apartments located in the vibrant town of Farnham.

Farnham is a vibrant and lively old English market town. It has a unique charm with narrow streets lined with some of the finest Georgian architecture in the South of England. The town centre offers a wealth of high street and specialist shops, tempting cafés and restaurants. Discover galleries and craft shops, enjoy sitting in the award-winning gardens and visit the monthly Sunday Farmers' Market, selling a wide range of local produce.

Farnham is situated amongst some beautiful countryside on the end of the North Downs in Surrey; partly within the Surrey Hills Area of Outstanding Natural Beauty while to the south stretch the sandy heaths of Frensham.

Transport facilities for Farnham are excellent with Farnham Railway Station providing services to Alton and Waterloo and several bus routes offering regular services to the surrounding towns and villages.

Hawthorn Lodge's manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Hawthorn Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Hawthorn Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Hawthorn Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.







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Property Overview

ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO

This delightful one bedroom ground floor apartment is presented in very good order throughout and is conveniently located close to the owners lounge and entrance providing easy access within the development.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fireplace with attractive surround. French doors open to a patio area while also providing lots of natural light.

The Kitchen is accessed via the Living Room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist-height oven, 4 ring electric hob with extractor hood over, washer/dryer, fridge and freezer.

The Bedroom is a good-sized double room with a built-in mirrored wardrobe. There is plenty of space for additional bedroom furniture if desired and a large window keeps this lovely bedroom bright and airy.

The Shower Room offers a curved shower enclosure with handrail, a heated towel rail, WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing!

Photos taken before tenants moved in







Features

- One bedroom ground floor apartment
- Patio area
- Lodge manager available 5 days a week
- Owners lounge & coffee bar with regular social events
- 24 Hour Careline system for safety and security
- Buggy storage
- Owners private car park
- Great location close to the town centre & excellent transport links
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country







Key Information

Service Charge (Year Ending 31st May 2027): £3,211.84 per annum

Ground rent £817.86 per annum. To be reviewed May 2030.

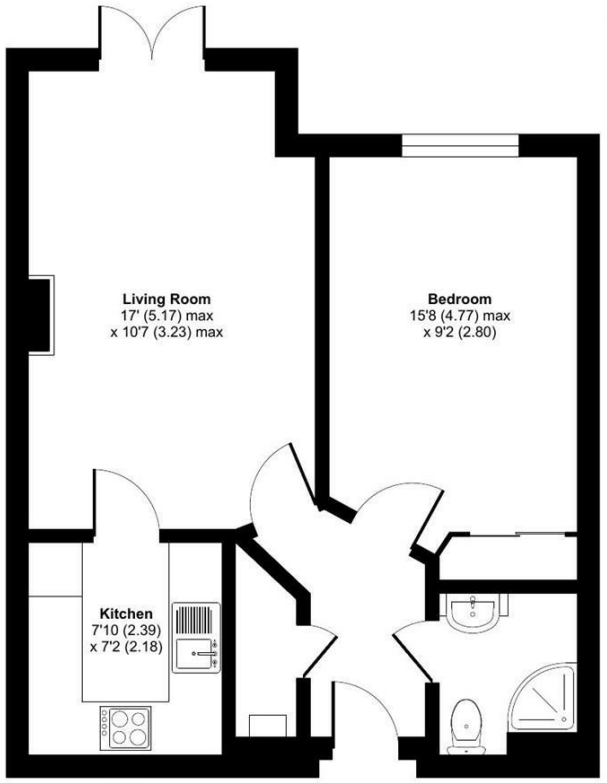
Council Tax: Band C

125 year Lease commencing 2016

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include Careline system, buildings insurance, water and sewerage rates, Air Source Heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, the Lodge Manager and a contribution towards the contingency fund.

EPC Rating: C



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1361368

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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