

Winfrith, West Ridge, Hogs Back, Seale

Farnham GU10 1JU

Guide Price £750,000

ANDREW LODGE

estate agents







Winfrith, West Ridge, Hogs Back, Seale, Farnham

A charming 1930s built 3 bedroom detached chalet-style family home, occupying a generous plot with excellent potential for improvement and extension stpp, close to the popular village of Seale.

- Attractive 1930s-built detached chalet-style family home
- Three bedrooms, with two bedrooms on the ground floor
- Principal bedroom with luxury en-suite shower room on the first floor
- Welcoming sitting room with log burner
- Large conservatory/sun lounge overlooking the rear garden
- Generous plot
- Potential for extension and enlargement, subject to the necessary consents
- Driveway parking for several vehicles, plus garage and carport
- Sought-after West Ridge location on the Hogs Back.

The property offers well proportioned and versatile accommodation, with two bedrooms and a family bathroom on the ground floor, complemented by a superb principal bedroom with luxury en-suite shower room on the first floor.

Winfrith West Ridge Hogs Back

Seale, Farnham

The ground floor also features a welcoming sitting room with log burner and a particularly attractive large conservatory/sun lounge overlooking the rear garden. The accommodation provides a good foundation for a purchaser looking to create a comfortable and individual family home, with plenty of scope to update and improve according to personal taste.

A particular feature is the **generous plot** and offering considerable scope for further improvement and potential enlargement of the existing accommodation, subject to the necessary consents. To the front, a substantial driveway provides parking for several vehicles, complemented by a garage and carport to the side and rear.

The rear garden provides a good degree of outdoor space and offers a pleasant setting for the conservatory/sun lounge. There is also considerable opportunity for a new owner to enhance and personalise the gardens to suit their requirements.

West Ridge on the Hogs Back, is ideally placed for access to the picturesque and highly regarded village of Seale. The surrounding countryside provides excellent opportunities for walking and outdoor pursuits, whilst nearby towns and transport links provide convenient access to a wider range of amenities.

An exciting opportunity to acquire a detached chalet-style family home with a generous plot, excellent parking and considerable scope for improvement.













Winfrith West Ridge Hogs Back

Seale, Farnham

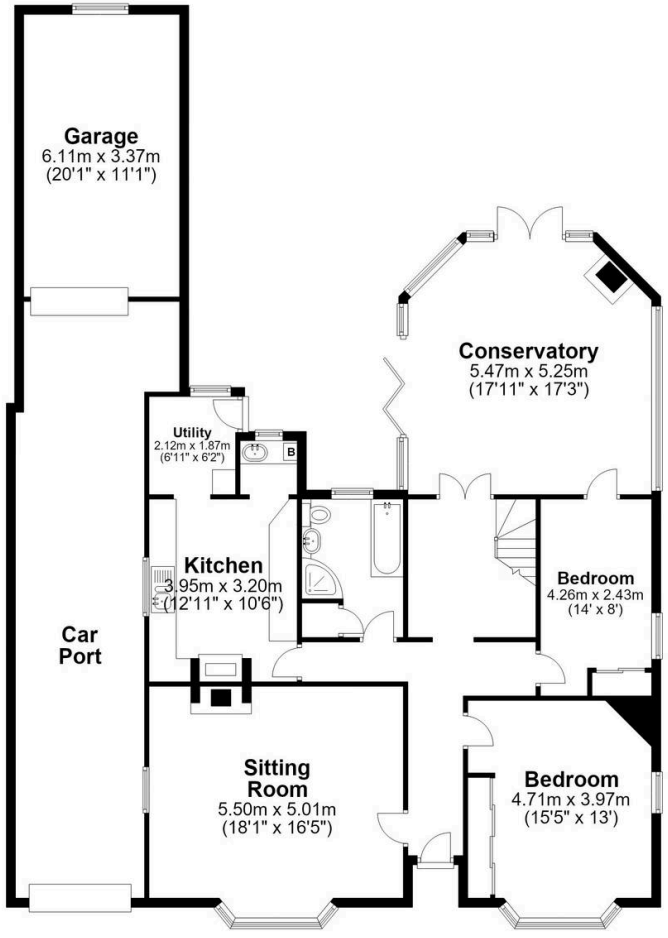
General: Services - Mains water, electricity and drainage. Gas heating to radiators. Double glazed windows. / Local Authority - Guildford B.C., Millmead House, Millmead, Guildford GU2 4BV 01483 505050 / Council Tax - Band D with an annual charge for the year ending 31.03.27 of £2678.05 / Tenure - Freehold / EPC rating - TBC / Mobile phone signal available (via Ofcom).

Situation: The property is situated in a delightful semi-rural location convenient to Seale Craft Centre, village hall and church with a choice of public houses in Puttenham and The Sands. The surrounding villages include Elstead and Shackleford which provide local services including public houses, a farm shop, churches and local schools. 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 Club, 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. There are excellent state and private schools in the area including Waverley Abbey, South Farnham School, Weydon Secondary School, Edgeborough, Frensham Heights and Barfield.

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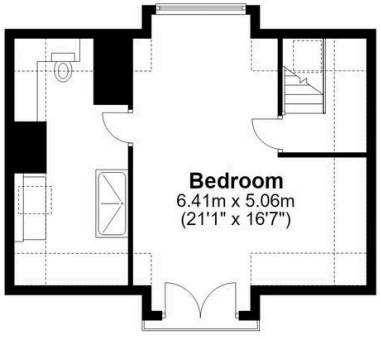
Ground Floor

Approx. 128.0 sq. metres (1377.5 sq. feet)



First Floor

Approx. 43.1 sq. metres (463.7 sq. feet)



House area: approx. 171.1 Sq. metres (1841.7 sq. feet)
Garage & Carport area: approx. 59.0 sq. metres (635.1 sq. feet)
Total area: approx. 230.1 sq. metres (2476.8 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: From Farnham take the A31 towards Guildford taking the first slip road signposted Runfold. Proceed over the bridge and at the T junction turn left. Continue on this road and follow the sharp left hand bend round. Continue up the hill and turn left into West Ridge where Winfrith can be found towards the end on the left hand side.