



Helmsdale, Littleworth Road, The Sands

Farnham GU10 1JW

Guide Price **£1,250,000**

ANDREW LODGE

estate agents



Helmsdale Littleworth Road

The Sands, Farnham

An outstanding 3 bedroom detached bungalow with elegant, understated modern styling, occupying an exclusive and secluded position in The Sands, backing onto Farnham Golf Course.

- Wonderful position backing onto the 7th Fairway of Farnham Golf Club
- Spacious and versatile accommodation
- Open plan kitchen/dining room with doors to a courtyard
- Sitting room with wood burner and doors to the garden
- Study with doors to the garden
- 3 double bedrooms – 2 with en-suite facilities
- Beautifully landscaped gardens with gated access to the golf course.
- Parking for numerous vehicles to the front of the property
- Space for garaging, subject to planning permission
- Plot extends to approximately half an acre.



An outstanding three bedroom detached bungalow with elegant, understated modern styling, occupying an exclusive and secluded position in The Sands. Backing directly onto the 7th fairway of Farnham Golf Club, Helmsdale enjoys a wonderfully peaceful setting, with the golf course providing an attractive backdrop and beautiful views, while the surrounding woodland adds to the sense of privacy and tranquillity.

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The Sands, Farnham

Occupying a wonderful secluded setting, the property is yet within easy reach of the bustling Georgian town of Farnham and its excellent range of shops, restaurants and amenities. Beautifully presented throughout, Helmsdale offers stylish and thoughtfully designed accommodation with a contemporary feel, perfectly complementing its exceptional setting.

At the heart of the home is the open-plan kitchen and dining area, designed equally for everyday living and entertaining. The kitchen is fitted with contemporary cabinetry, wooden work surfaces and a range cooker, while tiled flooring continues through the dining area with underfloor heating. French doors provide direct access to the rear terrace, making the space particularly well suited for entertaining and enjoying the garden.

There are three generously proportioned double bedrooms, offering considerable flexibility depending on individual requirements. The principal bedroom benefits from a walk-in wardrobe and en suite shower room, while a further bedroom also has its own en suite facilities. A well-appointed family bathroom with an over-bath shower completes the accommodation.

The property is approached via electric double gates leading to a gravel driveway, bordered by mature planting and landscaped beds, providing ample parking for numerous vehicles and space for garaging, subject to planning permission.





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The Sands, Farnham

The rear garden is a particularly appealing feature of Helmsdale, being predominantly laid to lawn, enclosed by mature planting and with a large stone-paved terrace immediately adjoining the house. A pergola with espaliered fruit trees and a summer house add further interest and create a number of attractive areas in which to sit and enjoy the peaceful surroundings. The plot extends to approximately half an acre. Beyond the garden, the property backs directly onto the 7th fairway providing lovely open views over the adjoining golf course.

General: Services - Mains water, drainage and electricity. Gas central heating. / Local Authority - Guildford B. C., Millmead House, Millmead, Guildford, GU2 4BV 01483 505050. / Council Tax - Band F with an annual charge for the year ending 31.03.27 of £3,868.30 / Tenure - Freehold / EPC rating - D / Mobile phone signal available. Ultrafast broadband.

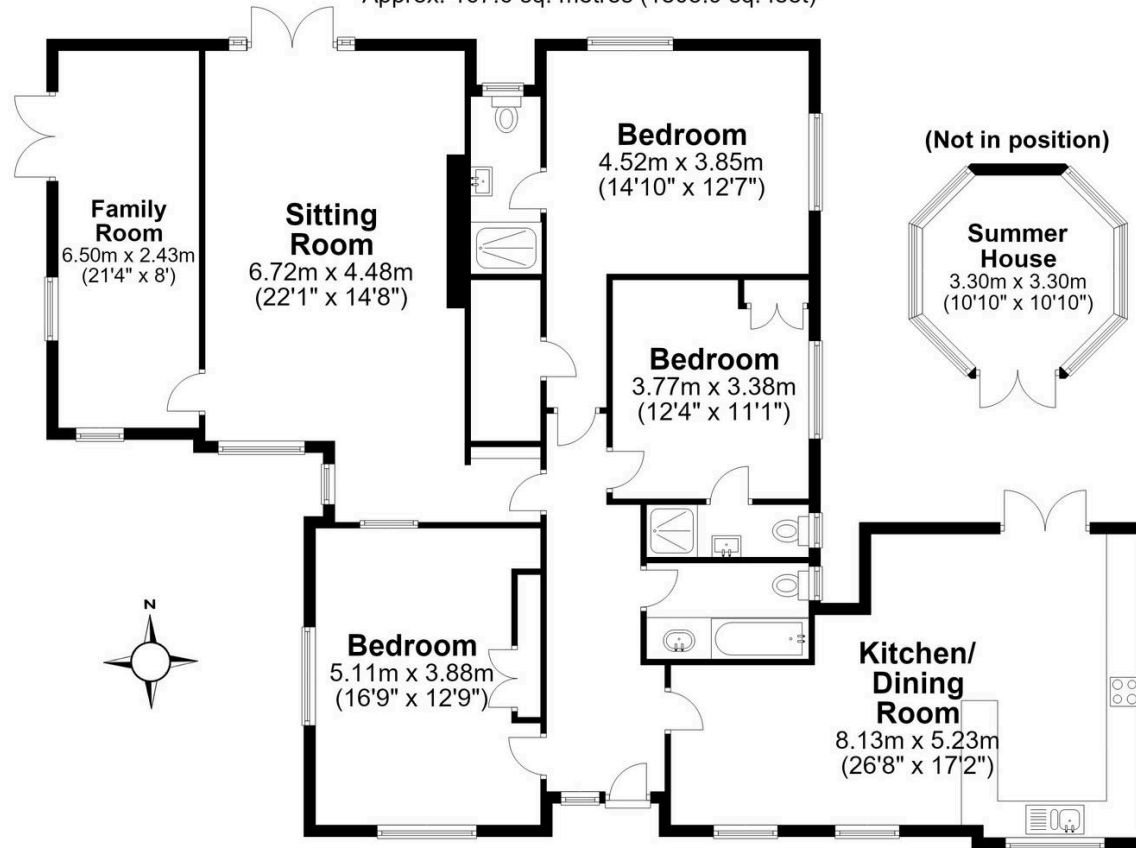


Situation: Occupying a delightful unspoilt semi-rural setting yet convenient to the centre of the attractive Sands village with its village hall and green, public house, church, bowling green and British Legion Club. The Farnham Golf Club is within half a mile. Guildford and Farnham are both within easy reach providing excellent and varied shopping, educational and cultural facilities and a good train service to Waterloo. The surrounding area is unspoilt and renowned for its outstanding natural beauty. The area offers an excellent range of both private and state schools including Edgeborough, Barfield, Frensham Heights, Charterhouse, Morehouse and the renowned South Farnham School.

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Ground Floor

Approx. 167.6 sq. metres (1803.9 sq. feet)



House area: approx. 167.6 sq. metres (1804.0 sq. feet)

Outbuilding area: approx. 9.3 sq. metres (100.1 sq. feet)

Total area: approx. 176.9 sq. metres (1904.1 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. Take the first exit sign posted Runfold. Turn right at the T-junction and left just before Barfield School. After half a mile turn left to The Sands. Pass Farnham Golf Club on your left hand side, continue through the village passing The Barley Mow public house on your right. After a few hundred yards the property can be found on the left.