



# Point House, 55 Lynch Road, Farnham

Surrey GU9 8BT

Guide Price **£1,600,000**

**ANDREW LODGE**

*estate agents*

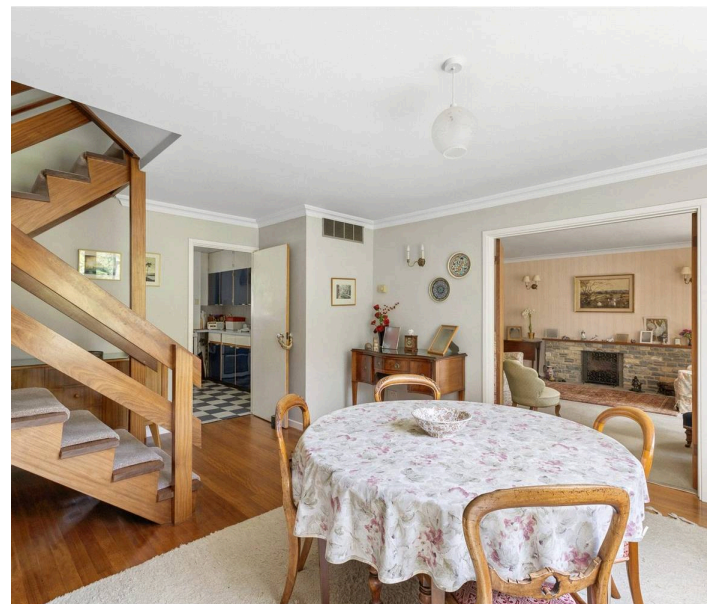
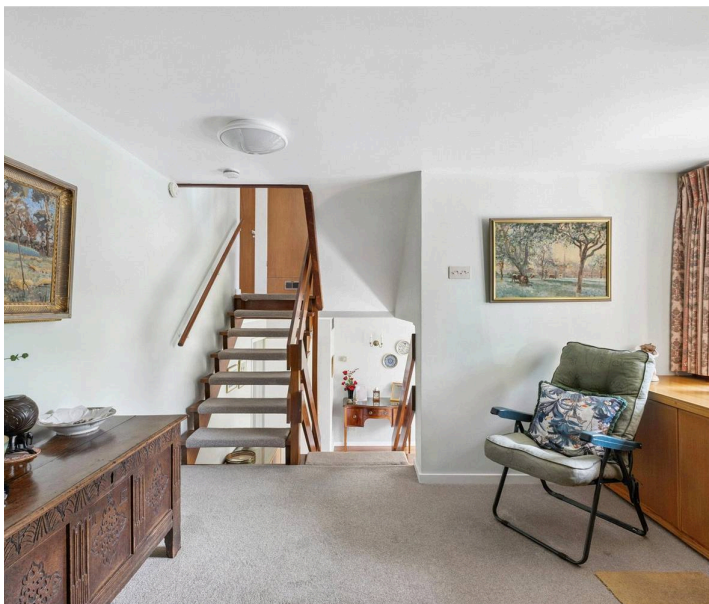


## Point House, 55 Lynch Road

Farnham

A superb five-bedroom detached family home, offered to the market for the first time, set within approximately one acre of private grounds \* No Onward Chain \*

- Sitting room
- Dining room
- Kitchen
- Utility room
- Study
- Principal bedroom with en-suite
- 4 further bedrooms
- Family bathroom
- Separate shower room
- 2 garages & driveway parking
- Gardens & grounds extending to in excess of an acre



Positioned in a highly desirable location in Farnham, Point House presents a rare and exciting opportunity to acquire a substantial detached family residence offering generous and versatile living accommodation. Set within approximately one acre of beautifully secluded grounds, this impressive home combines space, privacy, and convenience, ideal for modern family living.

The property is perfectly situated within close proximity to well-regarded local schools, Farnham's mainline train station, and the vibrant town centre, offering an excellent balance of tranquillity and accessibility.

# Point House, 55 Lynch Road

Farnham

**Ground Floor:** The ground floor offers a well-planned layout designed for both everyday living and entertaining. A welcoming front-aspect living room provides a bright and comfortable space, while the separate dining room flows seamlessly into the rear-aspect kitchen, which enjoys delightful views over the garden.

A dedicated study offers the perfect environment for working from home, complemented by a practical utility room to support day-to-day family life.

**First Floor:** Upstairs, the property boasts five well-proportioned bedrooms, all benefiting from fitted wardrobes or built-in storage. There is a family bathroom as well as a separate shower room. The principal bedroom is particularly impressive, featuring a dual aspect that allows for an abundance of natural light, along with a private en-suite bathroom.

**Outside:** The property is approached via a private driveway and sits within a generous plot of approximately one acre. The secluded gardens are predominantly laid to lawn, offering a peaceful environment ideal for families and outdoor entertaining.

2 single garages plus a tarmac driveway provides ample parking and storage space, further enhancing the practicality of this exceptional home.

**Summary:** Point House is a fantastic opportunity to secure a substantial family home in a sought-after Farnham location, offering space, flexibility, and significant potential, all set within beautiful grounds.





## Point House, 55 Lynch Road

Farnham

**General:** Services - Mains water, electricity and gas heating. Private drainage - septic tank. / Local Authority - Waverley B. C., The Burys, Godalming GU7 1HR 01483 523333 / Council Tax - Band G with an annual charge for the year ending 31.03.27 of £4,338.18. / Tenure - Freehold / EPC Rating - E / Mobile phone signal available. Superfast broadband (via Ofcom).

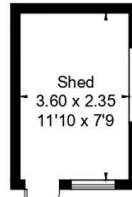
**Situation:** The property is situated to the south of Farnham in a prestigious and highly sought after location, within level walking distance of the mainline station and town centre. Excellent schools are close by including St Polycarp's Catholic Primary School, South Farnham School and Weydon Academy Secondary School.



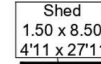
**Directions:** Leave Farnham via South Street. At the traffic lights go straight across into Station Hill. Go over the railway crossing and take the left hand fork into Waverley Lane. Take the third turning left into Old Compton Lane which leads into Lynch Road. The property can be found on the right hand side.

What3Words: Shows.Parks.Verge

Approximate Floor Area = 209.3 sq m / 2253 sq ft  
 Garages / Store = 35.9 sq m / 386 sq ft  
 Total = 245.2 sq m / 2639 sq ft  
 (Excluding Sheds)

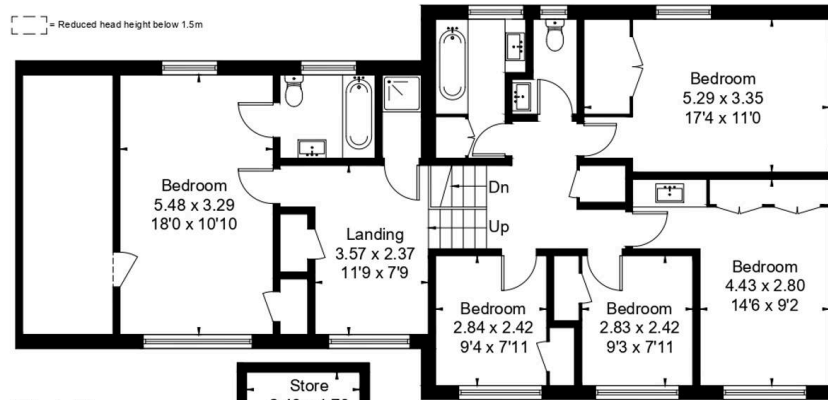


(Not Shown In Actual Location / Orientation)

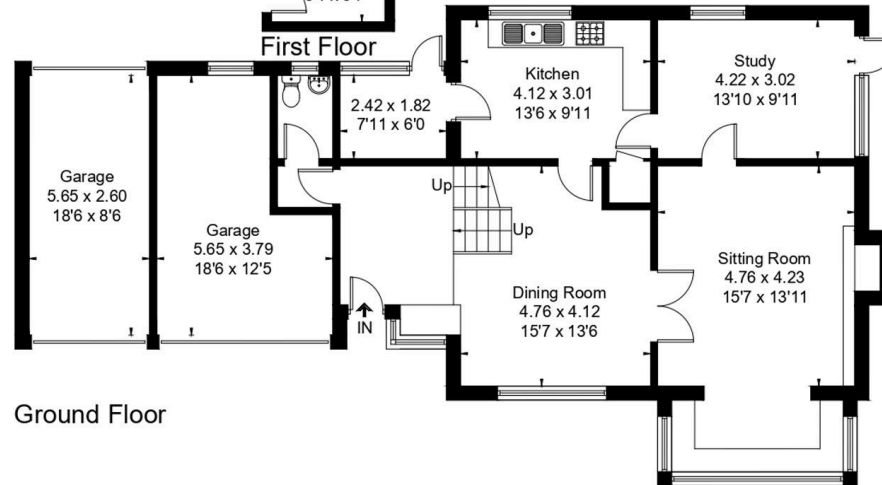


(Not Shown In Actual Location / Orientation)

[ ] = Reduced head height below 1.5m



First Floor



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #106531

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