

7, Monkshanger, Farnham

Surrey GU9 8BU

Guide Price **£2,095,000**

ANDREW LODGE

estate agents







7, Monkshanger

Farnham

A beautifully appointed Regency style family home set in a popular and prestigious location of south Farnham.

- Sought after south Farnham location
- Spectacular 50ft open plan Kitchen/Dining/Family Room
- Luxurious principal bedroom suite with dressing room and en-suite bathroom
- 3 further bedrooms (2 en-suite)
- Family bathroom
- Bright formal sitting room with fireplace
- Grand entrance hallway with galleried landing
- Sweeping driveway and double garage
- Private landscaped rear garden

An attractive and impressive modern residence, built in a handsome Regency style, combining elegant architectural features with beautifully proportioned and versatile family accommodation.

The property is entered via an impressive vaulted entrance hall, featuring a striking split staircase with useful storage beneath. The recently updated entrance hallway benefits from new tiling, creating a smart and welcoming first impression. The formal living room is a wonderfully bright and airy reception space, featuring an attractive fireplace and ample room for both relaxation and entertaining with two sets of French doors opening onto the rear garden.

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The adjoining the drawing room is a further versatile reception room, ideal as a study, playroom or snug. Another light-filled space, enhanced by a beautiful lantern roof and French doors providing direct access to the garden. The main hub of the house is centred around the impressive 50ft family kitchen, breakfast and living area. This spectacular space features an exposed oak-framed, partially glazed vaulted ceiling, flooding the room with natural light. The kitchen has been refreshed with stylish inky blue cabinetry, complemented by granite work surfaces and a central island with breakfast bar seating. A range cooker is set within an attractive mantle, alongside a comprehensive range of integrated appliances. The adjoining family area features a wood-burning stove, whilst bi-folding doors open onto the garden, creating a wonderful space for everyday family life and entertaining. A cloakroom completes the ground floor accommodation.

The grand staircase rises to a beautiful galleried first-floor landing, leading to the bedroom accommodation. The principal bedroom has been thoughtfully reconfigured and enlarged, combining two former bedrooms to create an exceptional and luxurious suite. This impressive space incorporates a generous walk-in dressing room and leads through to a beautifully appointed en-suite bathroom, featuring a freestanding bath and separate shower. There are three further bedrooms, two of which benefit from en-suite facilities, together with a family bathroom and a separate laundry room.

Outside: The property is approached via a sweeping shingled driveway, bordered by established lawns and mature planting. The driveway provides ample parking, a turning area and access to the double garage.













To the rear, a sandstone terrace provides an ideal setting for outdoor dining and entertaining, overlooking the generous, level garden, which is predominantly laid to lawn. The garden is beautifully enclosed by mature hedging, established shrubs and trees, creating a wonderful sense of privacy and seclusion.

General: Services - Mains water, electricity and drainage. Gas heating. / Local Authority - Waverley B. C., The Burys, Godalming GU7 1HR 01483 523333 / Council Tax - Band H with an annual charge for the year ending 31.03.27 of £5,205.82 / Tenure - Freehold / EPC Rating - TBC / Mobile phone signal available. Ultrafast broadband (via Ofcom).

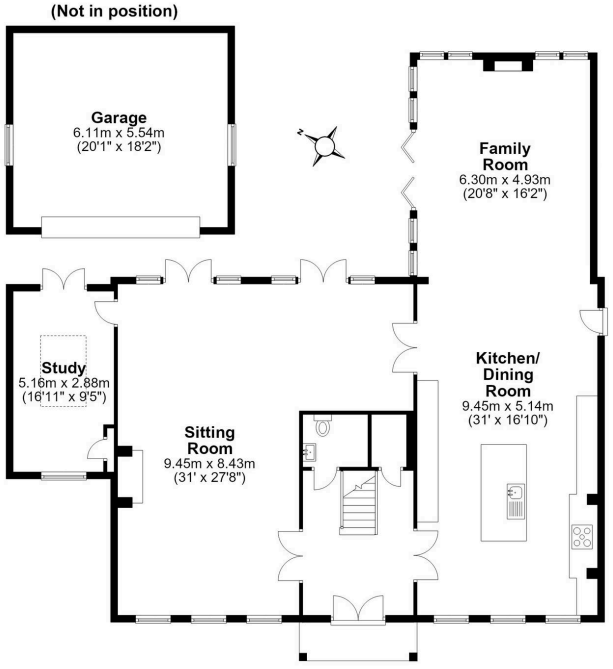
Situation: The property is located on one of Farnham's premier roads, well known for its variety of substantial and individual houses and is within a short distance of Farnham town centre and mainline station. The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafés and an excellent choice of restaurants including Cote Brasserie, Pizza Express and Zizzi. Farnham's Brightwells Yard brings something for everyone to the heart of historic Farnham, with a new 25-unit shopping centre, six-screen cinema, cafés, bars, restaurants, open space, and parking. There is a Sainsburys, Waitrose, Leisure Centre, David Lloyd Leisure Centre and Farnham's historic deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking and cycling.

Schools: There is an excellent choice of both state and private schools, including the highly regarded South Farnham School, Weydon (Academy) School, Edgeborough and Frensham Heights.

Monkshanger,
Farnham, GU9 8BU

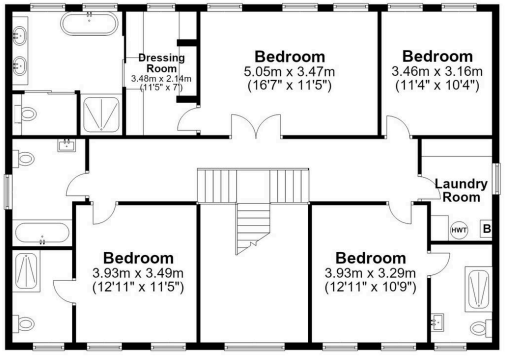
Ground Floor

Approx. 176.0 sq. metres (1894.1 sq. feet)



First Floor

Approx. 129.1 sq. metres (1389.1 sq. feet)



House area: approx. 305.0 sq. metres (3283.0 sq. feet)
Garage area: approx. 33.9 sq. metres (365.0 sq. feet)
Total area: approx. 338.9 sq. metres (3648.0 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 South Street and at the main traffic lights go straight across and over the level crossing. Bear left into Waverley Lane and take the third turning on the left into Old Compton Lane and follow the road into Lynch Road. Turn right into Monkshanger and right again where number 7 can be found on the right.