



3 The Courtyard, Moor Park House Way

Farnham GU10 1FE

Guide Price £500,000

ANDREW LODGE

estate agents



A beautifully appointed and presented attached courtyard mews house in sought after Moor Park with special walks on the North Downs Way and set convenient to local amenities
 ** No Onward Chain **

- 3 bedrooms
- Family bathroom & En-suite shower room
- Large sitting room
- Dining room
- Well fitted & integrated kitchen
- Utility room
- Cloakroom
- Garage in block & visitor parking
- Private landscaped courtyard garden
- Stunning communal gardens & grounds adjoining the River Wey

A charming, spaciouly designed and gracious three bedroom courtyard mews home within the exclusive Moor Park House private estate noted for great landscape value. The property is set within a select development with attractive communal grounds of circa 9 acres, with a private terrace leading directly from the house, garage and parking. Perfect lock up and leave - ideal for downsizing.

Reception Hall: Oak wood floor. **Cloakroom:** Part tiled, low level w.c., wash basin, heated towel rail.

Well fitted and integrated kitchen: Glazed double doors, excellent range of eye and ground level units, quartz worktops, one and a half bowl sink unit, mixer tap, Bosch induction hob and double oven, extractor hood, microwave, Bosch dishwasher, wine chiller, Bosch integrated fridge and freezer, tiled floor.



Utility Room: Built-in cupboards, quartz worktop, washer/dryer, wall mounted gas fired boiler, tiled floor, deep built-in store cupboard.

Dining Room: Double aspect, oak flooring, sealed double glazed French doors to patio garden.

Sitting Room: Double aspect, oak flooring, wood burning stove.

Stairs to First Floor Landing: Loft access, timber beam.

Master Bedroom: Double aspect, high ceiling, timber beams, built-in drawers.

En-suite shower room: Tiled walk-in shower cubicle, wash hand basin with cupboard under, low level w.c., tiling, heated towel rail.

2 further bedrooms with built-in wardrobes.

Family bathroom: White suite comprising panelled bath, shower screen, shower unit, wash hand basin, cupboard under, heated towel rail, tiling.

Outside: Security gated entrance. Shared drive to: **Garage:** In block and visitor parking.

Gardens: Wrought iron gates to inner courtyard to number 3. Landscaped courtyard garden, most attractive, paved patio, well stocked and established with flower borders, mature shrubs. Outside tap.

Award winning communal grounds and gardens: The stunning communal walled gardens comprises attractive old brick walls dating back to the 17th century, wrought ironwork and Indian sandstone steps. There are many beautiful shrubs, trees and flower borders, including a sunken Italian style terrace, river, pond and communal BBQ areas. The property enjoys a high degree of privacy and attractive park like communal grounds towards the River Wey with fine local walks straight from the doorstep.





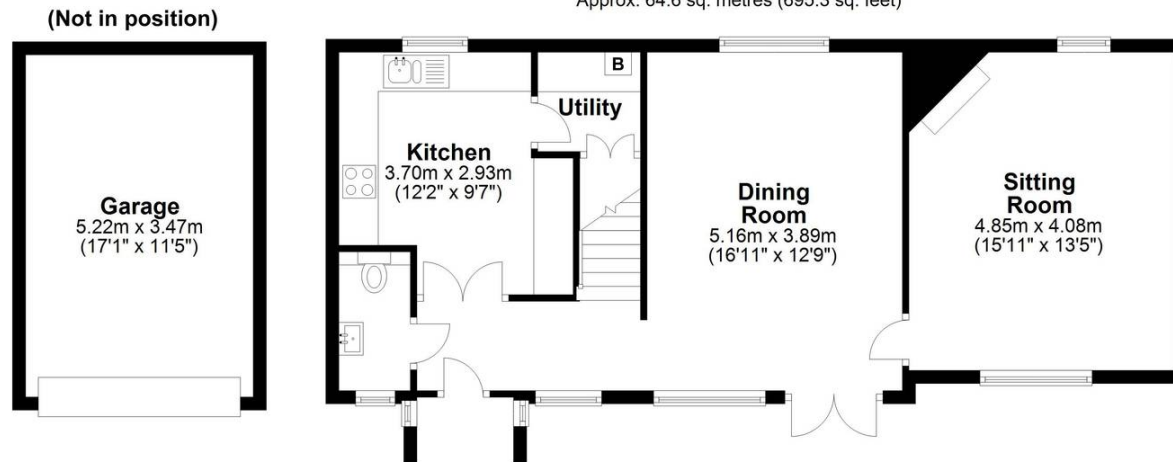
General: Services – Mains water, electricity and gas fired central heating and double glazing. Private drainage is included in the service charge. / Local Authority – Waverley Borough Council. The Burys, Godalming GU7 1HR 01483 523333 / Council Tax – Band F with an annual charge for the year ending 31.03.27 of £3,759.76. / EPC rating – C / Tenure – Share of management company with service charges for the communal areas. 999 years from 2010. Service Charges – Moor Park House Estate Management Ltd, Annual ground rent £3,925.24 paid half yearly of £1962.62. Service charge £3,640.36 paid half yearly of £1820.18. – highlights the highest quality and investment into such a unique community of the highest standards. / Miscellaneous – mobile signal available. Super fast broadband. Full time gardeners and in house management team.

3 The Courtyard is situated in the much sought after area of Moor Park, in a wonderful and peaceful semi-rural setting off Compton Way with lovely country and riverside views, well known for its prestigious properties on generous plots and forming part of an area designated as being of great landscape value. 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. Excellent opportunities exist within the immediate area for walking, riding and cycling with the North Downs Way and much of the neighbouring land belonging to the National Trust, Forestry Commission and RSPB.

The Courtyard, Moor Park House Way, Farnham, GU10 1FE

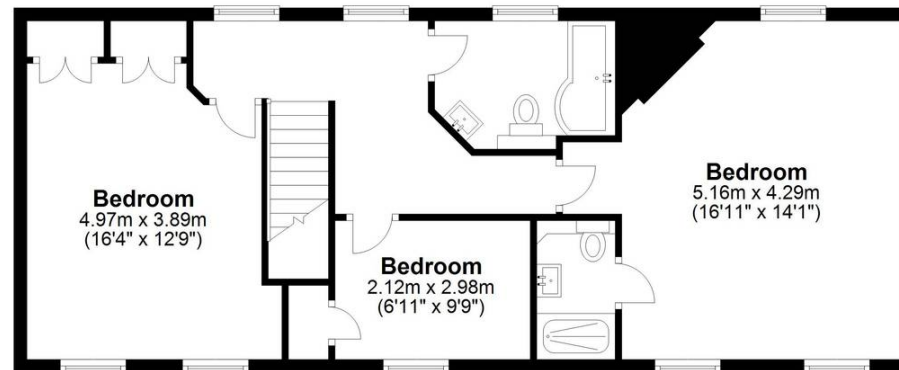
Ground Floor

Approx. 64.6 sq. metres (695.3 sq. feet)



First Floor

Approx. 68.9 sq. metres (742.1 sq. feet)



House area: approx. 133.5 sq. metres (1437.0 sq. feet)

Garage area: approx. 18.1 sq. metres (194.8 sq. feet)

Total area: approx. 151.6 sq. metres (1631.8 sq. feet)

This plan is for layout guidance only.

Measurements are for general guidance
only and must not be relied upon

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Directions: From Farnham, leave via South Street. Proceed over the A31 and level crossing and then fork left into Waverley Lane. Continue for about 1 mile and turn left into Old Compton Lane. After about 200 metres turn right (also Old Compton Lane), continue round the sharp left hand bend, over the humpback bridge and past the gated entrance to The Walled Gardens. The security gated entrance to the Courtyard can be found on the right hand side