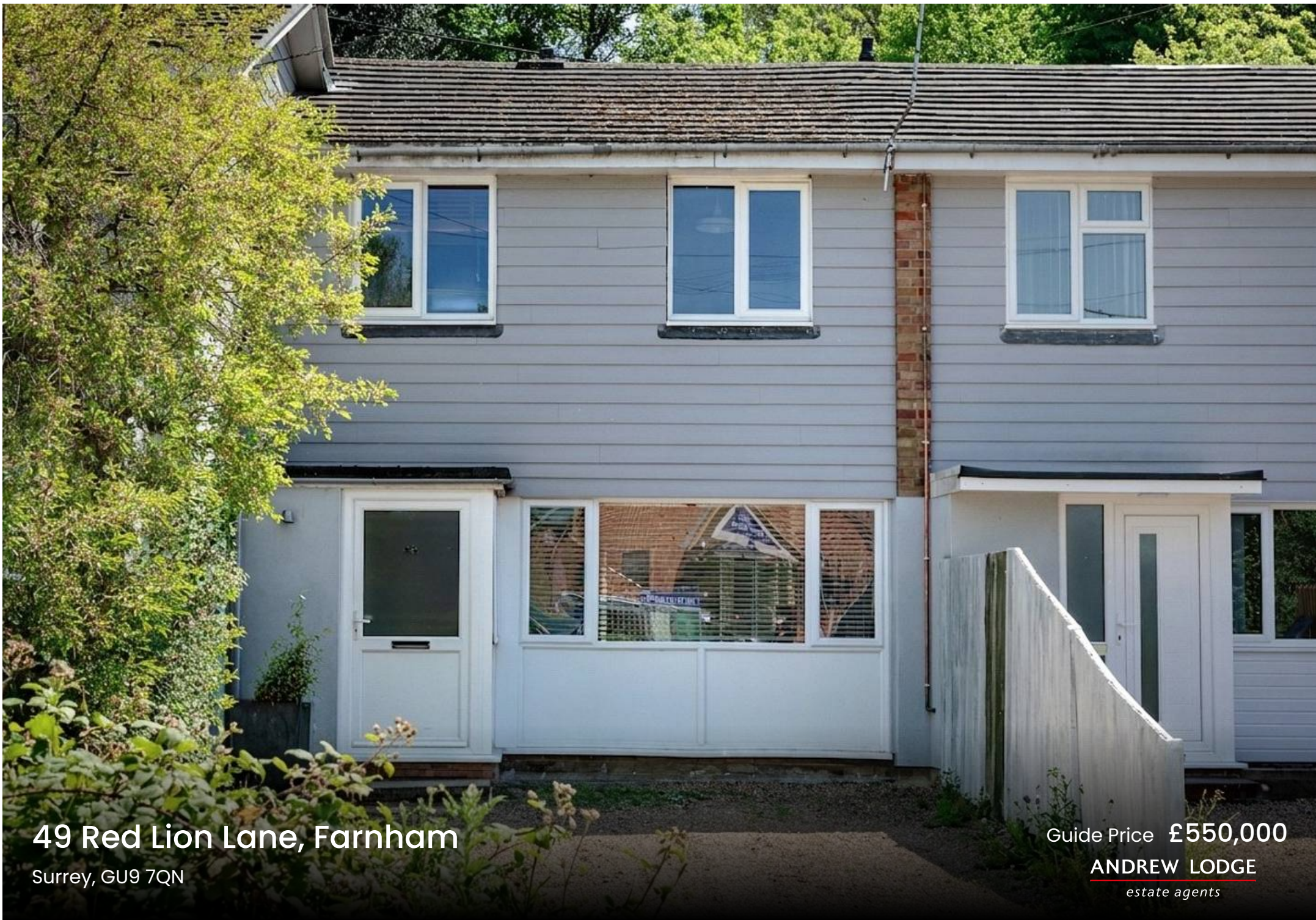




49 Red Lion Lane, Farnham

Surrey, GU9 7QN

Guide Price **£550,000**

ANDREW LODGE

estate agents



49 Red Lion Lane

Farnham

Ideally positioned within easy walking distance of the town centre, this well-presented 3 bedroom mid-terrace home offers stylish, modern living perfectly suited to families or first-time buyers

- 3 bedroom mid-terrace home
- Walking distance to town centre
- Open-plan ground floor living space
- Fully integrated modern kitchen
- Courtyard decked patio with tiered garden beyond
- Family bathroom
- Driveway parking

Ground Floor: The ground floor features a bright and inviting open-plan layout, incorporating a front-aspect sitting room that seamlessly flows into the kitchen/dining area—creating an ideal space for both everyday living and entertaining. The contemporary kitchen is fully integrated with quality appliances and offers ample storage and workspace, while doors open directly onto a private courtyard decked patio, perfect for al fresco dining.



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First Floor: Upstairs, the first floor comprises three well-proportioned bedrooms and a family bathroom. The principal bedroom enjoys a peaceful rear aspect and benefits from built-in cupboard storage. The additional bedrooms offer flexibility for family use, guests, or a home office.

Outside: Externally, the property boasts a patio garden leading to steps up to a tiered garden area, providing a versatile outdoor space with potential for landscaping or relaxation areas. To the front, there is the added convenience of driveway parking.

General: Services - Mains water, electricity, gas and drainage. / Local Authority - Waverley B.C., The Burys, Godalming GU7 1HR 01483 523333. / Council Tax - Band D with an annual charge for the year ending 31.03.26 of £2,602.91. / Tenure - Freehold. / EPC Rating - C / Mobile signal available. Ultrafast broadband (via Ofcom).

Situation: This attractive home combines comfort, practicality, and a highly convenient location—early viewing is highly recommended. Bishops Meadow is on the doorstep, a peaceful retreat of circa 30 acres linking to the town centre and providing an ideal area for walking and cycling. The Maltings Arts & Crafts Centre is at the of the lane and is host to numerous events, productions and the monthly artisan market.





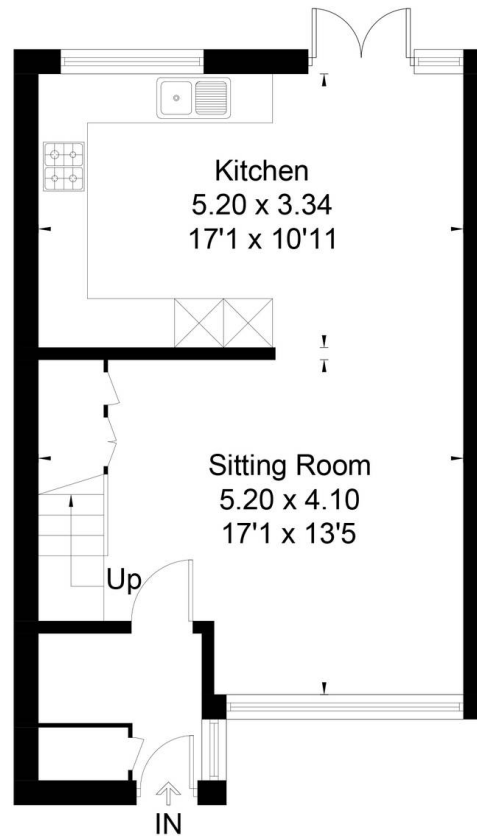
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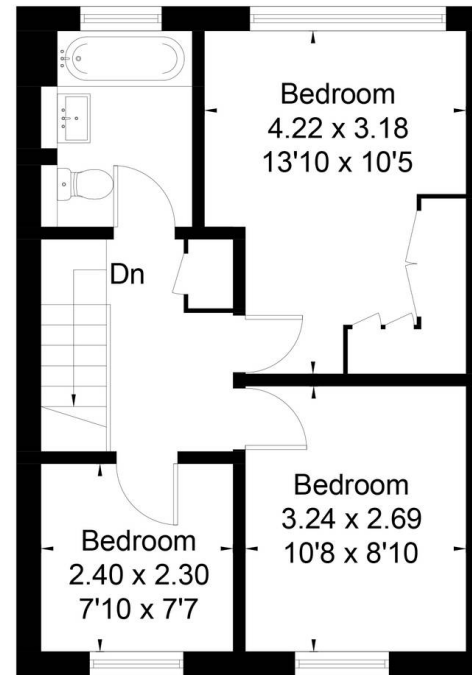
Farnham: The property is situated in the heart of Farnham town centre, within a short walk of the shops, mainline station and beautiful open countryside. The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafés and an excellent choice of restaurants including Gail's, Cote Brasserie, Pizza Express, Bill's and Zizzi. 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. The new Brightwell's Yard development has been a welcome addition to the town incorporating a six screen REEL cinema. There are excellent local schools near by including St Andrew's Infant School, Potter's Gate Primary School, South Farnham School and Weydon Secondary School.

Location: Farnham Town Centre 300 yards / Mainline station 1/4 mile (Waterloo from 53 minutes) A3 8 miles, A31 1/4 mile. / Guildford 10 miles, London 40 miles.

(All distances and times are approximate)



Ground Floor



First Floor



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Andrew Lodge Estate Agents

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Directions

Leave Farnham via Downing Street going in the direction of Longbridge. Pass over the bridge and take the first turning right into Red Lion Lane. The property can be found along on the left hand side.