



Greenways Blighton Lane, The Sands

Farnham, Surrey, GU10 1PU

In Excess of **£1,050,000**

ANDREW LODGE

estate agents



Greenways Brighton Lane

The Sands, Farnham

A 3 bedroom detached character family home offering tremendous scope for improvement/enlargement stpp; enjoying wonderful views over Farnham golf course and occupying a generous plot

- 3 bedrooms
- Study/Cot room
- Family bathroom
- Sitting room
- Dining/family room
- Kitchen
- Parking and turning for numerous vehicles
- Garage
- Wonderful plot extending to approx. 0.5 of an acre offering privacy and seclusion
- Superb views over Farnham golf course



This charming property built in 1926 provides well-proportioned accommodation, retaining character and period features typical of its era. Whilst now requiring modernisation; presenting an excellent opportunity for enlargement (s.t.p.p.) and for purchasers to create a superb long term family home tailored to their own tastes and specification. A particular feature is the exceptional plot extending to approx. 0.5 acres with potential for landscaping and located directly opposite Farnham golf course. The property enjoys open green views that enhance the appeal and provide a wonderful tranquil setting.

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Front Door to: Entrance Hall – staircase to first floor, under stairs storage cupboard. **Sitting Room** – Rear aspect, attractive bay window to front providing wonderful views over Farnham golf course, fireplace with timber surround. **Dining/Family Area** – Triple aspect, delightful views over to the garden. **Kitchen** – Rear aspect, one and a half bowl sink unit, eye and base level units, gas cooker point, walk-in larder. Door to outside. **First Floor Landing** – Access to loft, built-in store cupboard. **Bedroom** – Double aspect, superb views over Farnham golf course, built-in cupboard. **Bedroom** – Double aspect, wonderful aspect to front and rear, airing cupboard housing hot water tank. **Bedroom** – Double aspect, lovely outlook, wash hand basin, built-in cupboard. **Cot/Box Room** – Front aspect, superb outlook. **Bathroom** – Rear aspect, panel enclosed bath, mixer tap shower, pedestal wash hand basin, part tiled walls, heated towel rail. **Separate WC** – Frosted window, WC.

Outside: Front – Timber double gate to sweeping driveway providing parking and turning for numerous vehicles, central island. **Garage** – Power and light, gas meter. Door to: **Utility Room** – Sink unit, plumbing for washing machine. Door to outside. **Gardeners Loo** – Boiler cupboard housing Potterton Kingfisher gas fired boiler. **Rear garden** – The gardens are predominantly laid to lawn and incorporate a variety of plants, shrubs and trees. There is a patio area ideal for entertaining and al fresco dining and an ornate garden pond. The gardens face a westerly direction and offer a high degree of privacy.





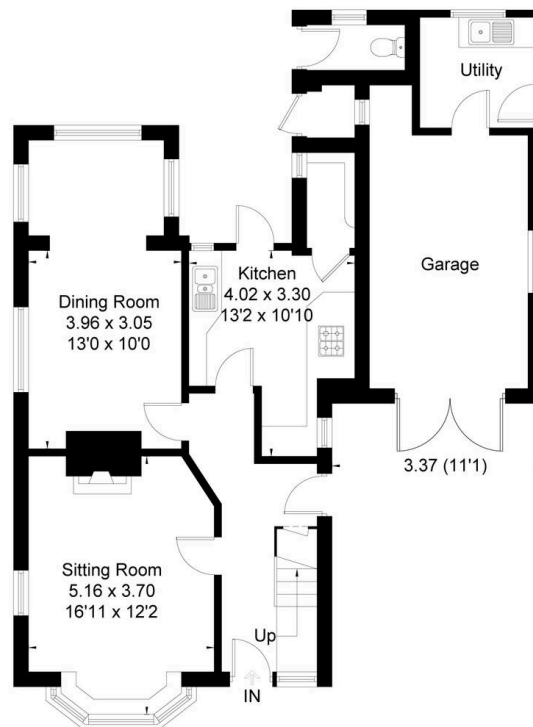
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General – Services – Mains drainage, electricity and water. Gas central heating. Local Authority – Guildford Borough Council, Millmead House, Millmead, Guildford, GU2 4BV . Council Tax – Band G with an annual charge for the year ending 31.03.26 of £4463.42 EPC rating – F Tenure – Freehold Mobile signal available. Superfast broadband (via Ofcom).

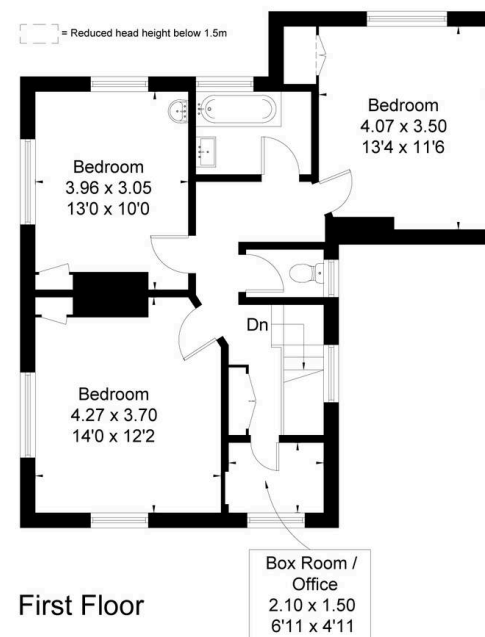
Situation – Occupying a delightful unspoilt semi-rural setting yet within walking distance of the centre of the attractive Sands village with its village hall and green, public house, church, bowling green and British Legion Club. The Farnham Golf Course is located directly opposite. Guildford and Farnham 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 renowned for its outstanding natural beauty. **Farnham Town Centre** – 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 Leisure Centre, 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. The area offers an excellent range of both private and state schools.



Approximate Floor Area = 123.1 sq m / 1325 sq ft
 Garage (Approximate) = 16.7 sq m / 179 sq ft
 Outbuildings = 8.0 sq m / 86 sq ft
 Total = 147.8 sq m / 1590 sq ft



Ground Floor



First Floor



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Directions: Leave Farnham towards the A31 Farnham by-pass. At the Shepherd and Flock roundabout take the A31 signposted to Guildford. Take the first slip road to Runfold and follow the road for half a mile. At the T junction turn right signed to Farnham. Take the next left into Crooksbury Road and after the sharp right hand bend turn left into Sands Road signposted The Sands and Farnham Golf Club. On reaching Farnham Golf Club, turn sharp left into Blighton Lane. Greenways can be found along on the left.