

Ford Lane, Farnham, GU10

Approximate Area = 2623 sq ft / 243.7 sq m

For identification only - Not to scale



FORD LANE, FARNHAM, SURREY, GU10

Offers in excess of £1,500,000

Immaculate and spacious family home located in a sought after road in South Farnham. Set within a mature plot of approximately 1/3 acre.

Tel 01252 733042
Email Farnham@winkworth.co.uk
99 West Street, Farnham, GU9 7EN

Winkworth

Tel 01252 733042
Email Farnham@winkworth.co.uk
99 West Street, Farnham, GU9 7EN

Winkworth



ACCOMMODATION

- Prime South Farnham Location
- Immaculately presented five bed detached
- Open plan entertaining kitchen/family/dining area
- Three reception rooms
- Large well screened mature garden circa 1/3 acre
- Parking for several cars
- Private plot
- Walking distance to Farnham town centre/train station

DESCRIPTION

A rarely available immaculate and spacious five bedroom detached house located in one of the most sought-after roads in South Farnham, set within mature gardens around 1/3 of an acre.

Rowlands is an entertainers dream with a vast open plan kitchen and family/dining area dramatically extending out via bi-fold doors to the patio and extensive garden area. The kitchen/breakfast bar has travertine flooring and granite work surfaces, and there is also a separate utility room.

There is a large formal living room, with oak flooring, limestone fireplace and French doors opening out towards the garden. The family/snug room also has oak flooring and features a bay window to the front of the property.

Upstairs there is a principal bedroom suite with Juliet balcony, dressing area and large en suite, three further double bedrooms, one single bedroom, and a beautifully appointed family bathroom.

OUTSIDE

The property sits back from the road, screened by mature hedging and with a large, gravelled driveway providing ample parking for



several cars. To the rear of the property there is a large patio area and mature well-stocked level garden, which is well screened on all sides, offering utmost privacy. At the rear of the garden there is a second patio area as well as potting and garden sheds.

LOCATION

Situated in the idyllic Bourne Valley, Rowlands has a woodland setting offering a great deal of privacy. The house is located within walking distance of the Bourne Green, whilst also benefitting from easy access to Farnham Town Centre, train Station as well as local amenities and schools.

Local amenities in the Bourne include shops, chemist, doctors, vets and two public houses. Farnham Train station is within walking distance and provides a regular service to London Waterloo which takes less than an hour. The A31 connects to the A3 at Guildford enabling road access to the city of London, or in turn via the A331 connecting to Junction 4 of the M3.

Lying on the South side of Farnham, the property is conveniently located to access many of the areas highly regarded State and Private schools including the Bourne Primary School, South Farnham, Edgeborough and Frensham Heights. For recreation the area offers outdoor pursuits at Alice Holt Forestry Commission, the Bourne Woods and Frensham Common / Ponds including walking, riding, sailing and biking.

LOCAL AUTHORITY

Waverley Borough Council, Godalming

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	