

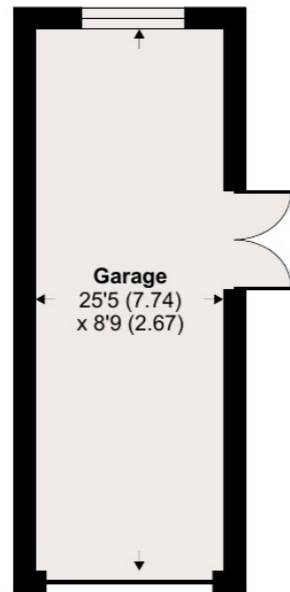
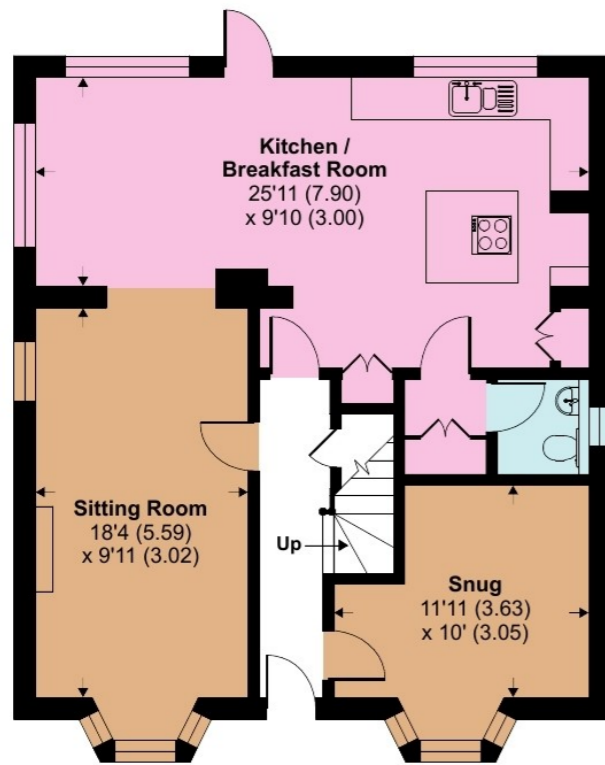
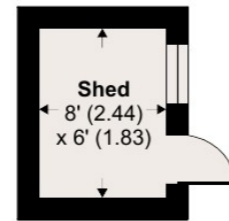
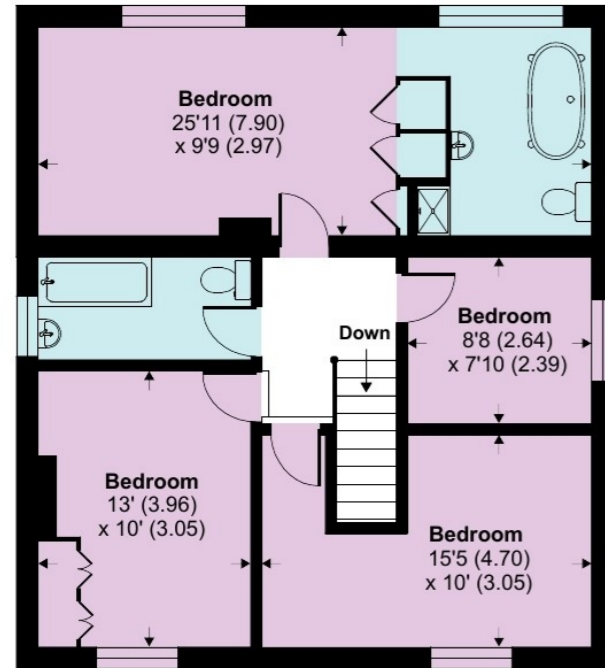
Seale Lane, Seale, Farnham, GU10

Approximate Area = 1757 sq ft / 163.2 sq m (includes garage)

Outbuilding = 48 sq ft / 4.4 sq m

Total = 1805 sq ft / 167.6 sq m

For identification only - Not to scale



SEALE LANE, SEALE, FARNHAM, GU10

Guide Price £950,000

Located in a quiet semi-rural position, this delightful detached family home was built circa 1940's and is situated in the popular village of Seale.

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ACCOMMODATION

- Newly fitted open plan kitchen/breakfast room with central island
- Sitting room and snug
- Utility/cloakroom
- Principal bedroom with en suite and dressing area
- Detached garage
- Secluded position
- Far reaching country views
- Village location

DESCRIPTION

Located in a quiet and tranquil position, this delightful detached family home was built circa 1940's and situated within easy reach of some wonderful walks, Farnham golf club and some great communications.

The ground floor accommodation comprises entrance hallway that leads into the sitting room with bay window and wood burning stove, snug room with bay window. Towards the rear of the property there is a newly fitted open plan kitchen/breakfast room with central island, pantry, and access to garden with adjoining utility/cloakroom.

Upstairs the principal bedroom has an en suite bathroom and dressing area. From the landing there are three further bedrooms and a recently modernised family bathroom.

Outside to the front there is an in and out gravelled driveway for several cars leading to a detached garage which has power and lighting. To the rear there is a large lawn garden enclosed by mature hedging which provides upmost privacy. There is a decked terrace, side access and the gardens have a mixture of flowers and mature shrubbery.



LOCATION

Duck & Rattle House is conveniently situated in the sought after Green Belt area between the villages of Seale and The Sands. These are both small villages on the southern fringes of Farnham with a church, public house, local village hall and home to Farnham Golf Club. The area is surrounded by miles of glorious countryside.

Nearby Farnham is a handsome Georgian market town centre which is less than four miles away and has an extensive range of branded and independent shops, supermarkets including a Waitrose, coffee shops and eateries including, Cote and Gail's Bakery with a number of restaurants on the picturesque Castle St and Lion and Lamb Yard. The Maltings arts centre, which offers theatre, film and crafts fairs. Opening in 2021 is the new Brightwells Yard complex bringing a new shopping centre with a six screen cinema, M&S Food, restaurants, town square and public gardens.

The A31 is close-by and provides swift access to the A3, M3 (Junc.4) and the national motorway network as well as Heathrow, Gatwick and Southampton Airports. The mainline railway station in Farnham operates regular trains to London/Waterloo.

There is direct access nearby to many bridleways and footpaths including the North Downs Way. The surrounding countryside offers ample opportunities for walking and riding, much of which is owned by the Hampton Estate.

LOCAL AUTHORITY

Guildford Borough Council

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.

