



Attractively presented part-Georgian town house

Hale Farm House, Monkton Lane, GU9 9AA

Freehold





Stylishly presented • 2 Reception rooms • Stunning kitchen & breakfast room • Snug & study • Principal bedroom suite • 3 Further bedrooms & a family bathroom • Garden • Garage/home office/gym studio

Local information

The property is tucked away in a highly desirable, established residential area on the north side of Farnham. The house has great access to Farnham Deer Park and Caesar's Camp, both of which offer extensive walks.

Farnham's Georgian town centre is less than one and a half miles away and is reachable on foot via Farnham Park.

Farnham offers a range of branded and independent shops and supermarkets including Waitrose and Sainsbury's. There are a number of coffee shops and restaurants in the town and on the picturesque Castle St and Lion and Lamb Yard. The town plays host to monthly and seasonal markets and the centrally located Malting Arts Centre offers theatre, film and crafts.

Opening soon is Brightwells Yard, a new shopping centre that will include a cinema, M&S Food, restaurants, town square and public gardens.

Communications are excellent, with Farnham mainline station providing trains to London Waterloo (within an hour). There is easy access to the M3, A331, A3, M25, as well as Heathrow, Gatwick and Southampton Airports.

There is a good selection of schools in the area including, Folly Hill infant school, William

Cobbett Middle School, Heath End and All Hallows Secondary Schools, Highfield South Farnham School, St Polycarp's Catholic Primary School.

Also close by are the fee paying schools Edgeborough, Frensham Heights, More House School and Lord Wandsworth College.

There are many recreational activities available locally, at Farnham's Leisure Centre, David Lloyd Club, local Rugby, Football and The Bourne Racket Club.

Farnham Park is the home of Farnham's cricket club and within Farnham Park is a golf course. Further golf courses are found nearby at Farnham (The Sands) as well as numerous other local courses.

There is some delightful countryside close by including Alice Holt Forest, Frensham Common and Frensham Great and Little Ponds, providing excellent opportunities for walking, riding, cycling and sailing.

About this property

Hale Farm House is an exceptionally attractive part Georgian property with a 16-17th century core, built of timber frames with brick infilling and 18th century stuccoed façade.

This stunning property has a wealth of period features which include the handsome central front door with Tuscan columns



and portico, sash windows with moulded window surrounds.

The property has been subject to a comprehensive refurbishment program, and offers versatile living with a comfortable feel in a stylish, characterful setting.

There are two fabulous reception rooms with classic proportions including high ceilings. One provides for a formal drawing room with elegant detailing, including moulded archway, elegant fireplace with log burner. The other provides an equally well-proportioned sitting room with a handsome open fireplace, built in book case furniture and French doors opening out to the garden.

A fabulous feature of the ground floor is the family kitchen which has been fitted with bespoke traditionally style cabinetry with a cool contemporary styling in the colour choices and quartz work tops. The cabinetry cleverly offers excellent storage within a larder and a breakfast cupboard and the island features breakfast bar seating. The kitchen further features an AGA, built in appliances and has a limestone floor with under floor heating and characterful exposed beams. The kitchen is open plan to a dining area and also a utility area.

Off the kitchen also a boot room area and a guest WC.

Accessible from the ground floor there is a cellar and also a home office.

The first floor pleasingly continues to feature high ceilings and charming character.

There is a fabulous principal bedroom with double doors that open to a terrace with a view over the garden. This bedroom also benefits from a stylish en suite wet room style shower room.

Stairs from the bathroom lead up to a dressing area. When the current owners were in the process of creating the dressing area they found a eaves area, which has been opened up to create a space for a snug or excellent storage.

There are a further three bedrooms, two of which connect to one another via a walk in dressing room.

Outside, the property features a pretty enclosed garden with an attractive terrace overlooking an area of lawn. Throughout the garden is established planting and mature trees enclosed on all sides allowing it to be very private.

Within the garden there are two outbuildings providing further storage.

Off street parking is available on a gravel driveway and within a detached single garage which is currently used as a studio.

Services; All mains.

Tenure

Freehold

Local Authority

Waverley Borough Council

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 3351 sq ft / 311.3 sq m

Outbuildings 261 sq ft / 24.3

Total 3612 sq ft / 335.6 sq m



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