



Fabulous character 600m from Farnham station

Amberley Cottage, Waverley Lane, Farnham, Surrey GU9 8BH

Freehold



Entrance hall • drawing room & a family room • vaulted garden room • kitchen/breakfast room & a utility room • four bedroom • three bathrooms • driveway, garden, garage • one bedroom annexe with an office

Local information

Farnham Station 600 metres, Farnham Town Centre 1 mile, Guildford 12.4 miles, London 43.9 miles. All distances are approximate.

In a very convenient location for the town and schools, Waverley Lane is a very popular part of South Farnham. The house is 600m from the train station with regular trains to London Waterloo (from 53 mins) and Guildford (from 24 mins). The Georgian market town of Farnham offers a wide variety of high street and independent shopping, an excellent choice of pubs, bars and restaurants and recreational facilities including a leisure centre. The nearby county town of Guildford is highly regarded and offers a further variety. The A31, A331 and A3 all provides swift access to the national motorway network as well as both Heathrow and Gatwick airports. There is a selection of schools in the area including; South Farnham School, St Polycarps, Weydon School, Edgeborough and Frensham Heights.

About this property

Amberley Cottage is a very attractive cottage, individually designed and built with reclaimed materials around 1990. The current owners have carried out work including landscaping, improvements to the annexe and replacing the windows throughout, to create a contemporary and stylish home. The house has a kitchen/breakfast room with shaker style

cabinetry, a vaulted sitting room with fireplace, a vaulted garden room, family room, utility, cloakroom and downstairs bedroom with en-suite. Upstairs there is a master bedroom with en suite, two further bedrooms and a bathroom.

The garage has a separate office on the ground floor and a self-contained one bedroom annexe with shower room on the first floor accessed via staircase and private front door.

Gardens and Grounds

The rear garden is a particularly well thought out space for entertaining. There is a patio directly to the rear of the house, leading to a raised terrace with a large pergola designed to create an outdoor kitchen area, with space for a barbecue, prep areas and power for a fridge and lighting. The rest of the garden is laid to lawn.

At the front of the house is a gravel driveway leading to the garage and a path running to the front of the house, with lawn either side and established flower beds with perennial planting.

Tenure

Freehold

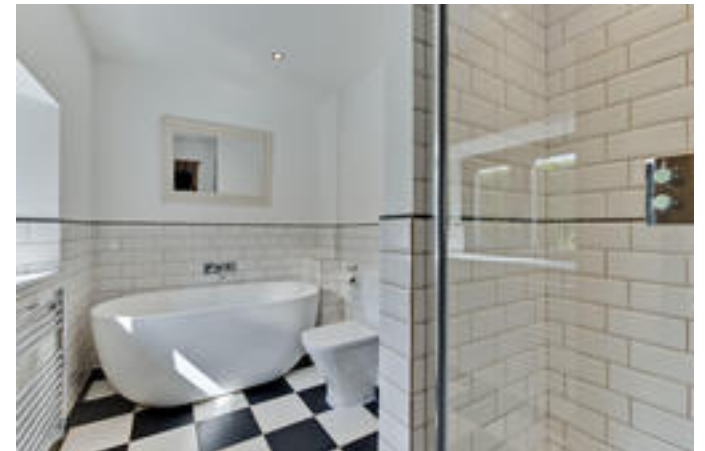
Local Authority

Waverley Council

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 194.8 sq m / 2097 sq ft

Garage 66.0 sq m / 710 sq ft

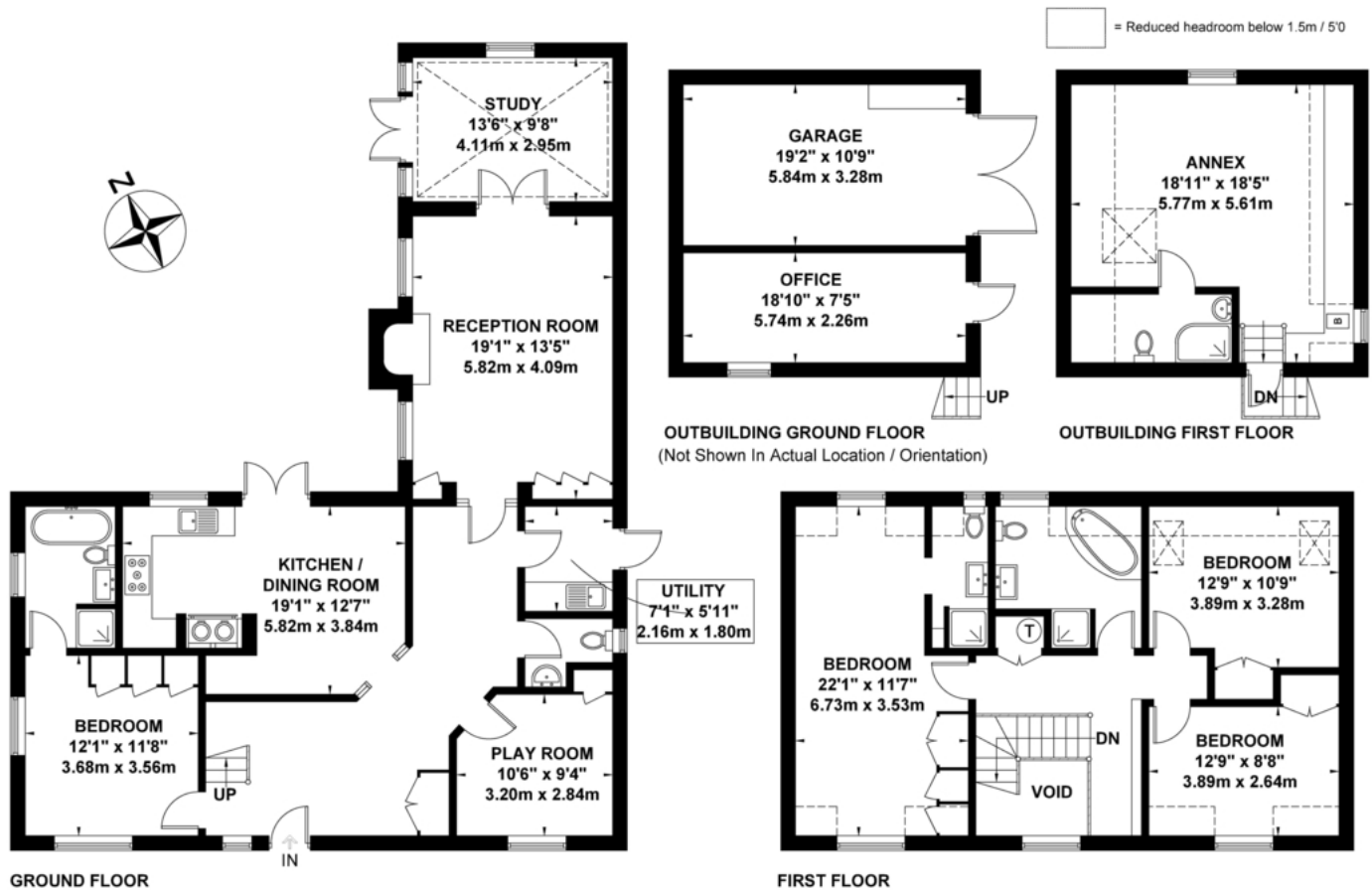
Total 260.8 sq m / 2807 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(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	

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