



Family home in a sought after & convenient location

Old Farnham Lane, Farnham GU9 8JU

Freehold



Sought after location • Within a mile of Farnham Station
• Flexible family living space • Four bedrooms •
Double garage • Garden • Garden studio/office

Local information

4 Warrenhurst Cottage is superbly located in the popular Great Austins Conservation Area of south Farnham, which is ideal for everyday convenience and is within 300m of the Ridgway shops.

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.

Communications are excellent with the A31 providing access to the national motorway network. Farnham mainline railway provides fast trains to London Waterloo (from 53 minutes).

There are a number of schools in the area including South Farnham School, Weydon School, More House, Edgeborough and Frensham Heights.

Golf is available locally at Hankley and Hindhead. Tennis is available at The Bourne & at David Lloyd tennis centre. Farnham has some wonderful countryside nearby providing excellent opportunities for outdoor pursuits.

About this property

4 Warrenhurst Cottage is an attached house that was once the coach house forming part of a Harold Faulkner house in the sought after area of South Farnham. The ground floor living spaces flow openly into one another and comprises a generous reception room with

bay window which has an adjoining family room with bi-fold doors out to the garden. The kitchen comprises a range of cupboard and drawer units and tiled flooring. Adjoining the kitchen is a dining area set within a room with glass roof, which makes the ground floor living area a naturally light environment. Within the entrance hall there is a cloakroom/utility room.

The first floor accommodates three bedrooms and a family bathroom. On the second floor is a bedroom which has a Juliette balcony and enjoys treetop views toward Farnham town and there is an en suite bathroom with a bath and a separate shower.

Gardens and Grounds

Access to 4 Warrenhurst Cottage is across a shared gravel driveway and then through gates there is a section of private drive and a double garage. The garage offers good storage space in the roof. The garden wraps around one side of the property with a terrace area overlooking the lawn. Within the garden is an excellent ancillary building, perfect for a home office or studio.

Tenure

Freehold

Local Authority

Waverley Borough Council

Viewing

Strictly by appointment with Savills





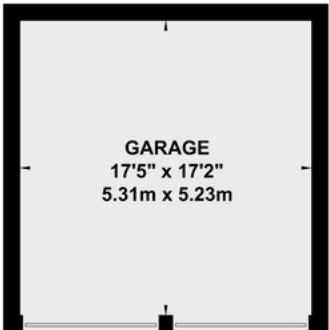
Old Farnham Lane, Farnham GU9 8JU

Gross internal area (approx) 146.3 sq m / 1574 sq ft

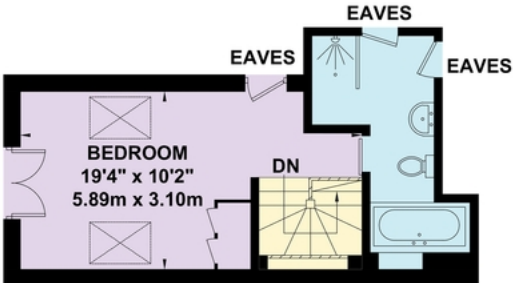
Outbuildings 27.8 sq m / 299 sq ft

Total 174.1 sq m / 1873 sq ft

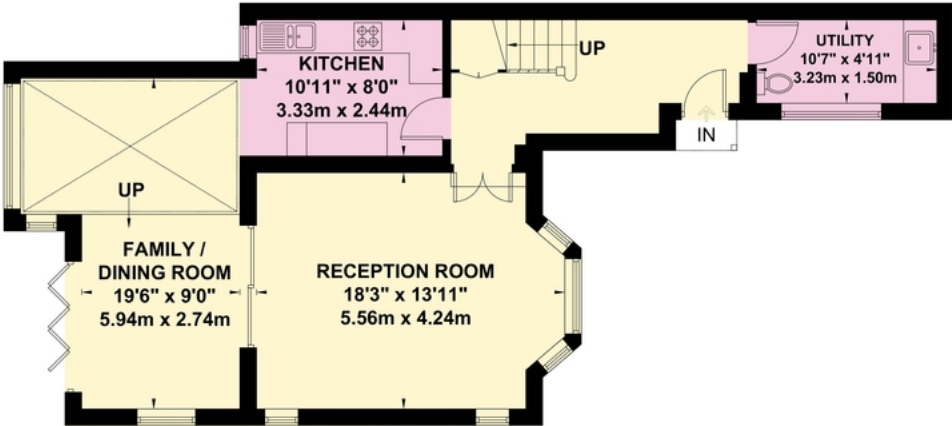
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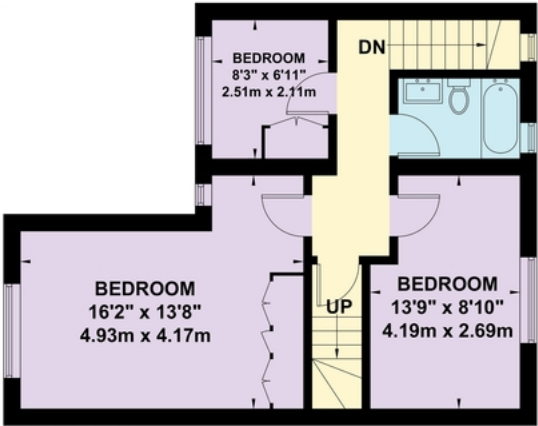
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SECOND FLOOR



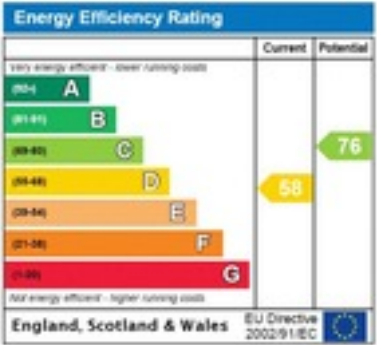
GROUND FLOOR



FIRST FLOOR

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