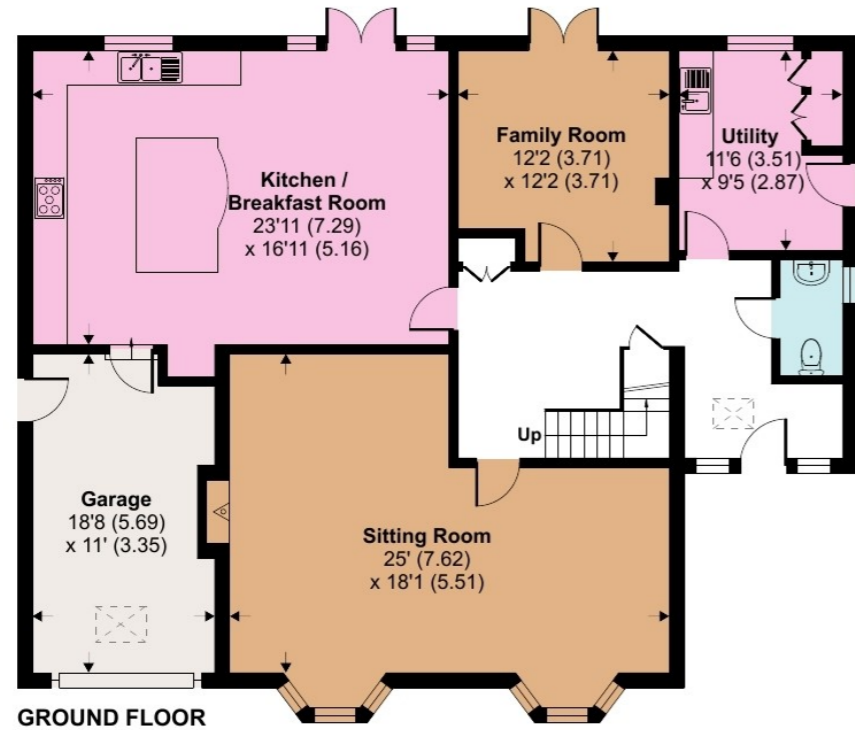
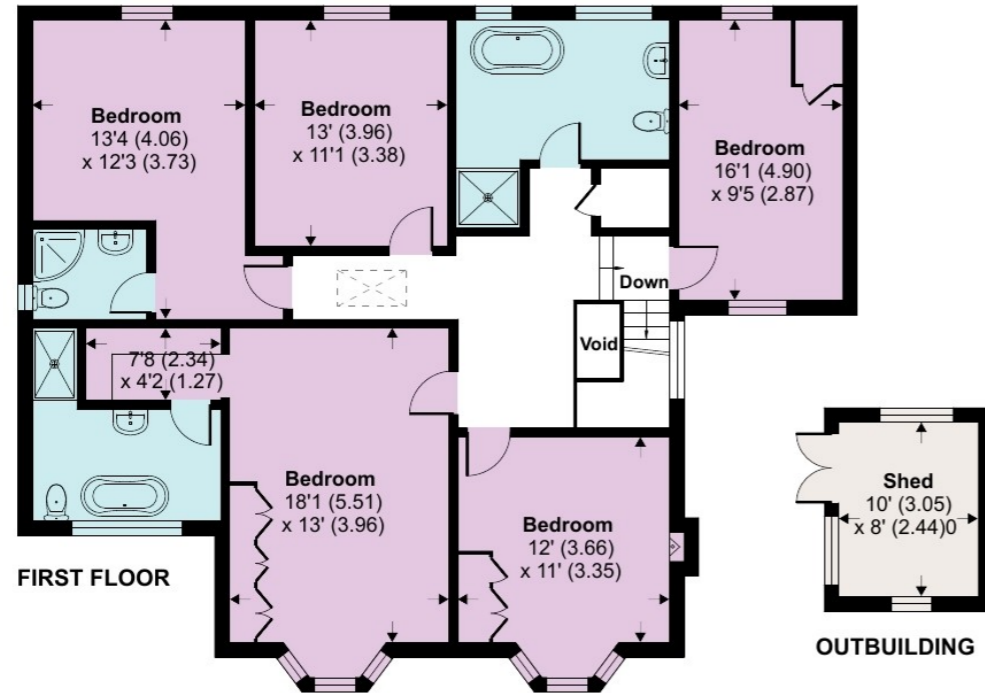


Blighton Lane, The Sands, Farnham, GU10

Approximate Area = 2945 sq ft / 273.5 sq m (includes garage)
 Outbuilding = 80 sq ft / 7.4 sq m
 Total = 3025 sq ft / 281 sq m
 For identification only - Not to scale



Blighton Lane, The Sands, Farnham, Surrey, GU10

Guide Price £1,800,000

Impeccable family home, offering high specification accommodation which has far reaching countryside views.

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Winkworth



ACCOMMODATION

- High specification kitchen/breakfast room
- Large utility room and integral garage
- Turnkey living
- Principal bedroom suite
- Four further bedrooms and two bathrooms
- Large inviting entrance hallway
- Immaculately presented
- Far reaching countryside views
- Immediate proximity to Farnham golf course and walks
- West facing garden

DESCRIPTION

Approached via a large gravelled driveway, White Gates is a substantial home that has been modernised by the current owners and has the benefit of overlooking Farnham Golf Course.

This well appointed family house originally dates back from the 1920's and directly overlooks the 18th hole of Farnham Golf Club, with rear garden backing onto the driving range.

The high specification accommodation is spacious throughout and comprises exceptional kitchen/breakfast room with central island fitted with bespoke handmade units, stone worktops, under-floor heating with beautiful limestone floors, double reception room with open fireplace fitted with a "Chesney" wood burning stove and double bay window, family room with French doors to rear, large utility/boot room with backdoor to side, entrance hallway, downstairs cloakroom and access to integral garage.

To the first floor, there is an impressive principal bedroom suite with dressing area and en suite bathroom with separate shower, guest bedroom with en suite shower room, three further double bedrooms,



large landing area and family bathroom with separate shower.

Outside

One approaches via a gated gravelled driveway providing parking for several cars and a turning area. There is a front lawn with established flower & shrub borders. To the rear, which faces due west, there is a broad limestone terrace which leads onto flat lawns with planted fruit trees, flower beds and mature hedges. There is a private gate leading onto the driving range beyond. In all the gardens are circa 0.3 acres.

LOCATION

Positioned between the popular Surrey towns of Farnham and Guildford, White Gates is perfectly situated in the heart of the active village of The Sands. The property enjoys a wonderful peaceful position overlooking Farnham's golf course. There is access nearby to many bridleways and footpaths including the North Downs Way.

The house enjoys easy access to surrounding woodland, Crooksbury and Puttenham Commons and Cut Mill Pond, which provide miles of sandy countryside for walking, running and cycling. There is also a sailing club at Frensham Great Pond. The Sands is home to a church, public house, village hall and Farnham Golf Club. The nearby Georgian town of Farnham has a good range of shops, supermarkets and recreational facilities. There is an excellent choice of state, private and boarding schools in the Farnham, Guildford and surrounding areas including Puttenham Infant School, Waverley Abbey, Aldro, Barfield, St. Edmunds, Charterhouse, RGS and Guildford High School. The A31, A331 and M3 all provide easy access to the motorway network; Heathrow and Gatwick and airports are under an hour away.

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

