



MOOR PARK WAY, FARNHAM, SURREY, GU9

£1,399,950 *Freehold*

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KEY FEATURES

- Impressive residence set within mature grounds of approx. 0.73 acre
- Exceptional seclusion, enjoying a true countryside feel
- Within approx. 20 minute walk of Farnham station, ideal for commuters seeking a balance of town and country
- Expansive open plan kitchen/dining space with central island
- Elegant sitting room with garden access
- Separate study ideal for home working
- Principal suite with dressing room
- Detached garage with additional room above, offering excellent versatility for home working or guest accommodation potential



Farnham

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ACCOMMODATION

In an exceptionally private setting, this substantial home enjoys a true countryside feel. Within walking distance of Farnham station, it offers generous living space and excellent entertaining, perfectly balancing lifestyle and commuter convenience.

The property offers well balanced and versatile accommodation arranged across multiple levels, designed to maximise light, flow and connection to the surrounding landscape.

The ground floor centres around a superb open plan kitchen and dining space, featuring a large central island and integrated appliances. This room forms the true heart of the home and is perfectly suited to both everyday living and entertaining. The sitting room is a particularly impressive space, enjoying generous proportions, a calm neutral finish and wide glazing that draws in natural light while providing views over the garden. A separate dining room offers a more formal entertaining space, while a study provides an ideal work from home environment.

Upstairs, the property offers five bedrooms, all well proportioned. The principal suite benefits from a dressing room and en suite, creating a well appointed private retreat. The remaining bedrooms are served by well finished bath and shower rooms, offering flexibility for family or guests.

A further bonus loft room adds additional versatility, ideal for a games room or occasional use.



MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: G

EPC rating: D

Is the property listed: Property is not listed

Outside

The grounds are a defining feature of this home. The rear garden opens out into a broad expanse of lawn, bordered by mature trees and woodland, creating a remarkable sense of privacy and a distinctly rural outlook. A wide terrace adjoins the rear of the property, providing an excellent space for outdoor entertaining while enjoying views across the garden. Beyond, the lawn extends towards open countryside, enhancing the peaceful setting.

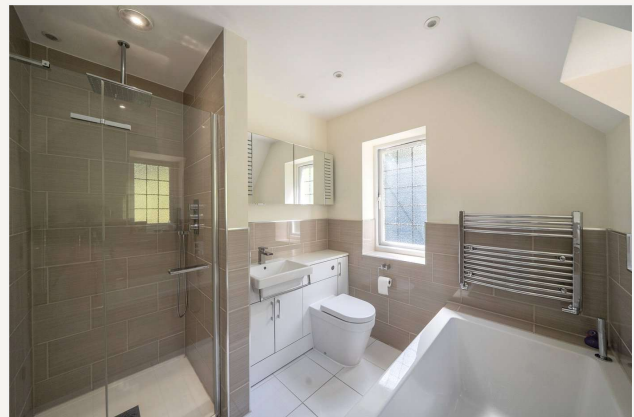
To the front, a large gravel driveway provides ample parking and access to a detached garage and outbuilding, offering a workshop and further storage, or potential for studio or home office use.

LOCATION

Compton Lodge occupies a prime position on the southern side of Farnham, offering a rare blend of privacy, countryside atmosphere and everyday convenience. The property is within approximately 20 minute walk of Farnham station, providing regular services to London Waterloo, making it ideal for commuters seeking a more relaxed lifestyle without compromise.

Farnham's Georgian town centre offers an excellent selection of independent boutiques, cafés, restaurants and cultural amenities, alongside more recent additions such as Brightwells Yard and an M&S Food Hall, enhancing the town's already strong appeal. The immediate surroundings are a particular highlight, with access to beautiful countryside and renowned walking routes including the North Downs Way, as well as nearby woodland and open spaces, creating a truly enviable country meets town lifestyle.

The area is also well served by a range of highly regarded schools, including South Farnham, Highfield South Farnham, Weydon School, Waverley Abbey School, and a number of respected independent options such as Edgeborough, Frensham Heights and Barfield.



For more information, scan the QR code or visit the link below



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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



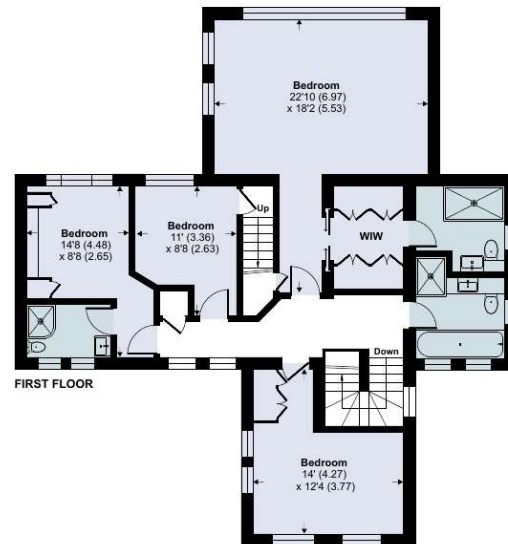
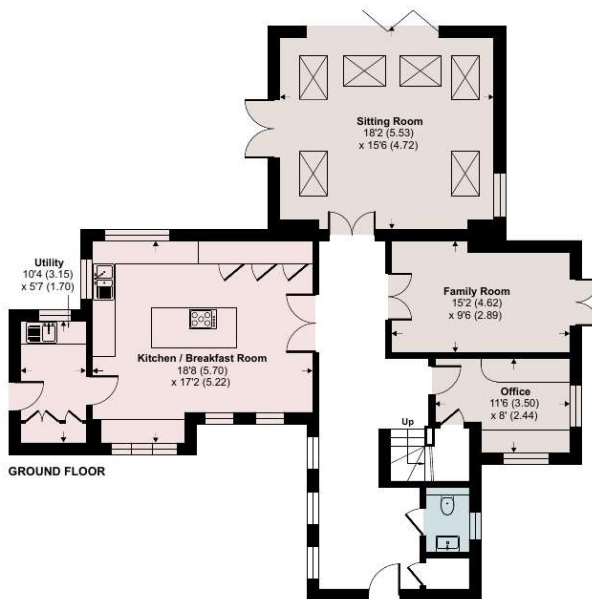
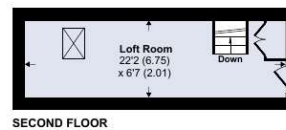
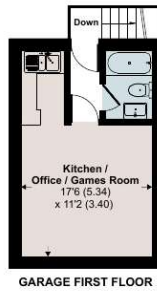
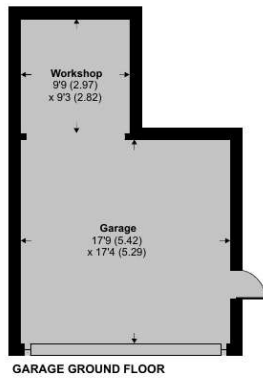
Moor Park Way, Farnham, GU9

Approximate Area = 2384 sq ft / 221.4 sq m

Garage = 598 sq ft / 55.5 sq m

Total = 2982 sq ft / 276.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Winkworth. REF: 1459609

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