

RED LION LANE, SURREY, GU9

3 1 1

£550,000 *Freehold*

KEY FEATURES

- Beautifully presented three-bedroom home
- Moments from Farnham's vibrant town centre
- Contemporary open-plan kitchen and living space
- Generous tiered garden with further potential
- Immediate access to picturesque countryside walks and cycle routes
- Within catchment of highly regarded local schools
- Driveway parking for two vehicles





Farnham

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ACCOMMODATION

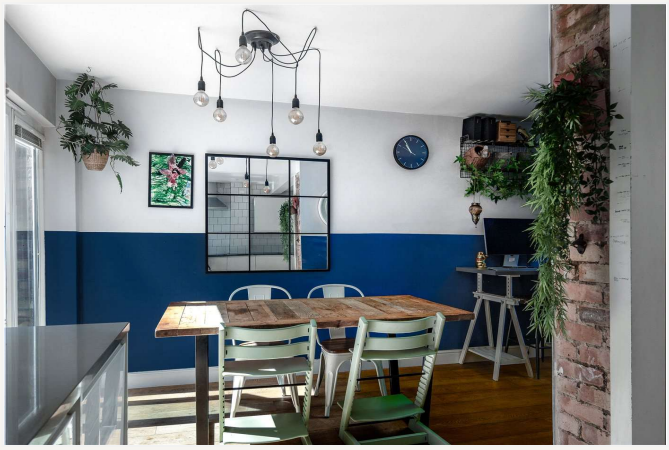
Nestled in a convenient position close to Farnham town centre and the surrounding countryside, this beautifully presented three bedroom home offers stylish, contemporary accommodation arranged over two floors, perfectly suited to modern family living.

Having been thoughtfully updated by the current owners, the property immediately impresses with its bright and welcoming interiors. The spacious sitting room enjoys excellent natural light from a large front-facing window and provides a comfortable and versatile space for both relaxing and entertaining.

To the rear, the superb kitchen/breakfast room forms the heart of the home. Fitted with sleek gloss cabinetry, generous worktop space and integrated appliances, the room combines practicality with contemporary styling, while also providing ample space for everyday dining and socialising. French doors open directly onto the rear terrace, creating a seamless connection between the indoor and outdoor living spaces.

On the first floor are three well-proportioned bedrooms and a modern family bathroom. The principal bedroom benefits from fitted wardrobes and a pleasant outlook over the surrounding greenery, while the remaining bedrooms offer flexibility for children, guests or those seeking a dedicated home office.

Outside, the property continues to impress. To the front is driveway parking for two cars, while to the rear the garden has been cleverly landscaped across a series of terraced levels. The good sized elevated garden has lots of potential and enjoys lovely views and a high degree of privacy, framed by mature trees and established planting.





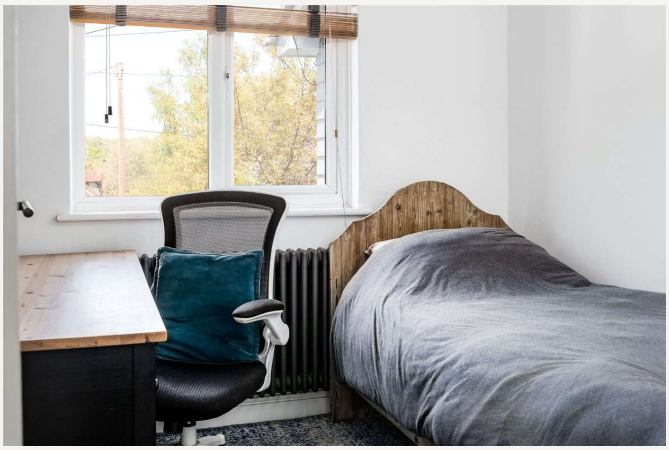
MATERIAL INFORMATION

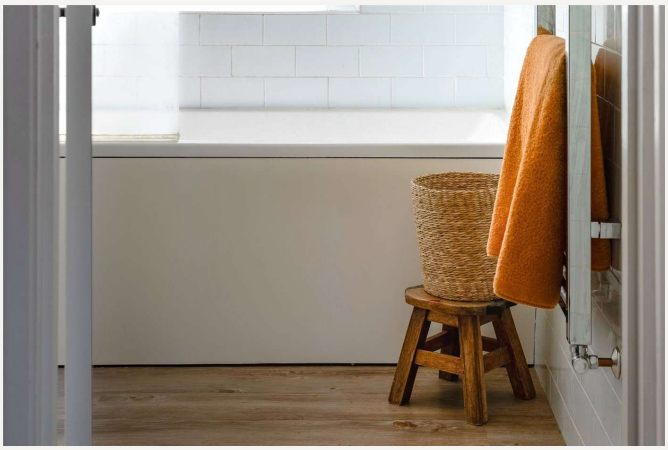
Tenure: Freehold
Council Tax Band: D
EPC rating: C
Is the property listed: Property is not listed
Utilities: All mains

LOCATION

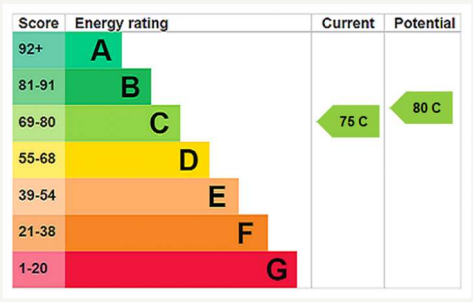
Red Lion Lane is a sought after central road ideally situated in the heart of Farnham's town centre. Directly opposite the property lies the beautiful Bishop's Meadow, offering acres of scenic countryside walks and cycle routes. Farnham's mainline station is conveniently located just 0.5 miles away, providing excellent connectivity for commuters. Just along the road is the highly regarded Farnham Maltings, a thriving cultural hub at the heart of the town, hosting an eclectic mix of theatre, film, live music, festivals, arts, crafts and family events throughout the year.

Farnham is an historic former market town lying on the Surrey/ Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural, shopping and educational facilities, Brightwell's Yard with Reel Cinema, M&S Food Hall and Waitrose. The train station provides direct access to London Waterloo in approximately the hour. The town also lies on the A31 connecting Guildford and the A3 to the east and Winchester to the west. The A331, (Blackwater Valley link road) provides dual-carriageway access to the M3 in the north.



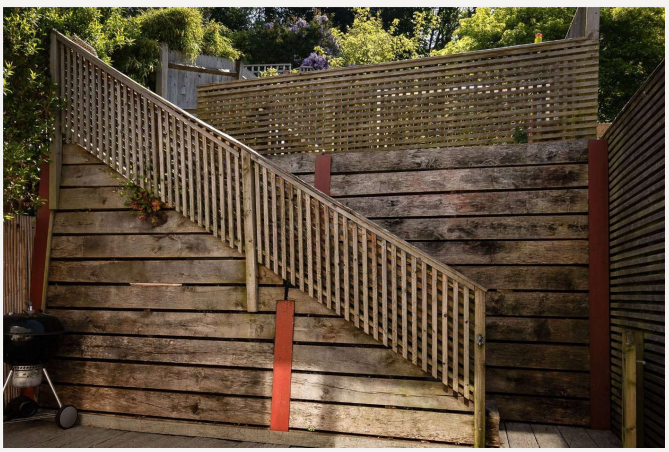






For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/FAR260305

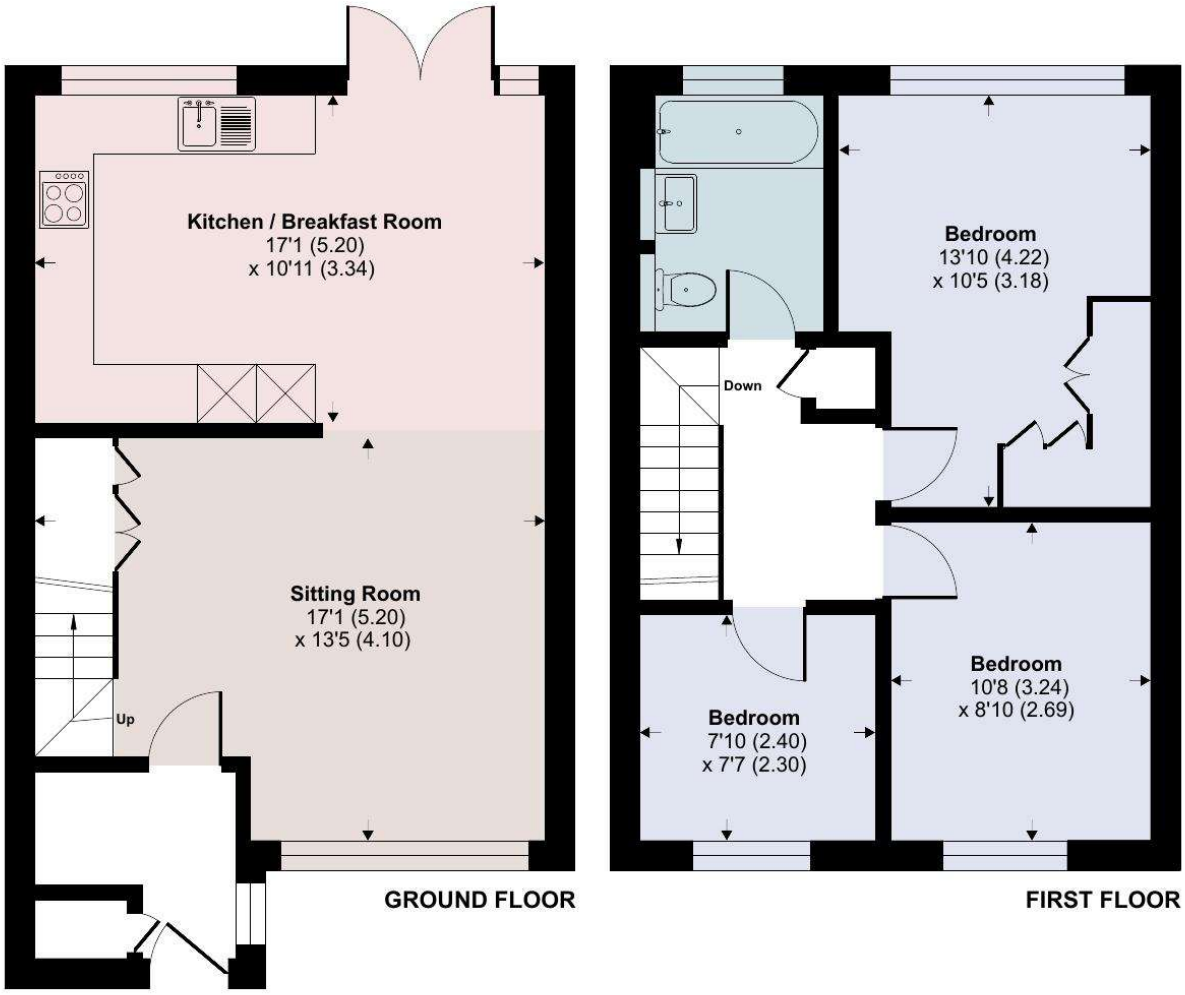


Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Red Lion Lane, Farnham, GU9

Approximate Area = 876 sq ft / 81.3 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). ©nichecom 2026. Produced for Winkworth. REF: 1530333

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