



SANDY LANE, RUSHMOOR, FARNHAM, SURREY, GU10

£700,000 *Freehold*

3  3  2 

KEY FEATURES

- Further scope and potential
- In need of modernisation
- Garage
- Immediate access to countryside walks
- No onward chain
- Idyllic setting
- Secluded semi-rural position
- Immediate proximity to Frensham Common



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ACCOMMODATION

Located in an incredibly private setting, this property provides a fantastic opportunity to extend or modernise.

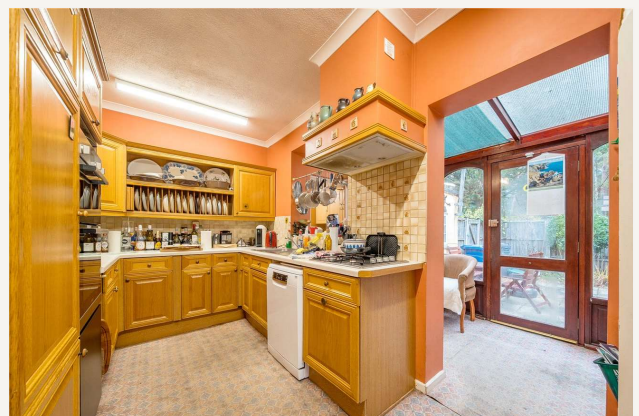
Set down a private road in the most wonderful semi-rural setting, this fabulous home sits in large private garden and is within immediate proximity to miles and miles of beautiful Frensham common.

Approached via an in and out driveway, Woodman's sits very conveniently between Churt and Frensham villages.

The ground floor accommodation comprises entrance hallway that leads into dining room with bay window, family room/bedroom with bay window, dual aspect sitting room, kitchen/breakfast room, utility room, lean to and downstairs shower room.

The first floor consists of a principal bedroom with built in wardrobe and dressing room, a further double bedroom with built in wardrobe and upstairs shower room.

Outside the rear garden is well established and there is good screening from all sides. The garden consists of a large flat lawn area, mature bushes and trees, courtyard area, two patios and garden shed. To the front there is a large gravelled driveway with parking for numerous vehicles.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: F
EPC rating: D
Is the property listed: Property is not listed

LOCATION

The property is situated in the heart of Frensham Common, near some of the most stunning quieter areas, close to two small Axe ponds away from the main areas. Sandy Lane is a no through lane in an idyllic, private, tranquil setting between the historic market towns of Farnham and Haslemere. The home is ideally placed to benefit from a wide range of country pursuits, including walking, running, cycling, riding and sailing at Frensham Great Pond. Local amenities can be found in Rushmoor, Churt, Hindhead and Tilford where you will find a number of shops, a variety of public houses, schools and churches.

More extensive amenities can be found in Farnham to the north, where there is a train station, providing access to London Waterloo in approximately an hour. The A31 links to Guildford and the A3 to the east and Winchester and Alton to the west. The Blackwater Valley Link Road, enables dual-carriageway access to the M3 joining at junction 6. The area is renowned for local government funded and independent schools including All Saints Infant School, Waverley Abbey School, South Farnham School, Weydon, Woolmer Hill School and Frensham Heights, Churchers College (bus route outside house) Edgeborough, St Edmunds and Charterhouse.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/FAR250387>

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.

Sandy Lane, Rushmoor, Farnham, GU10

Approximate Area = 1559 sq ft / 144.8 sq m (excludes lean to)

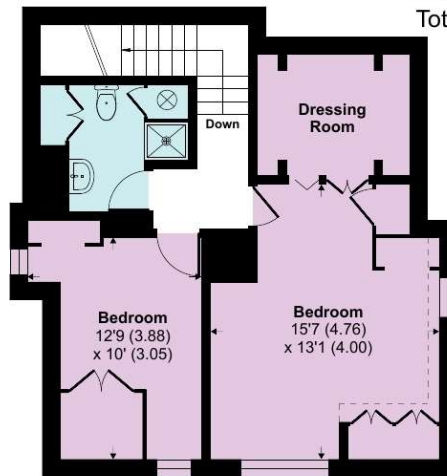
Limited Use Area(s) = 25 sq ft / 2.3 sq m

Garage = 165 sq ft / 15.3 sq m

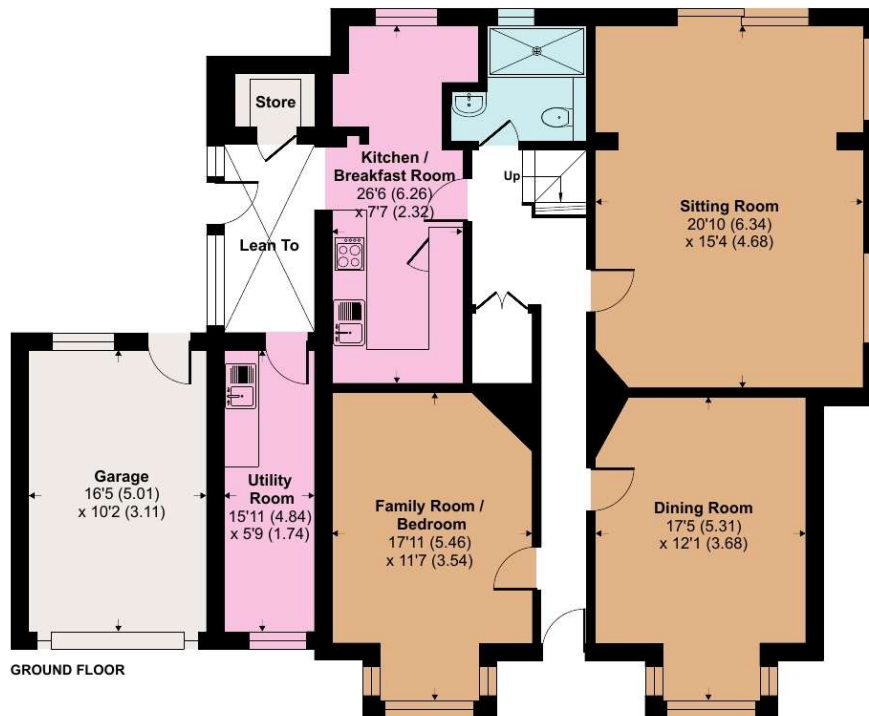
Outbuilding = 98 sq ft / 9.1 sq m

Total = 1847 sq ft / 171.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Winkworth. REF: 1374533

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