



## LOW LANE, FARNHAM, GU9

OIRO £350,000 *Freehold*



### KEY FEATURES

- Attractive detached home in a quiet setting
- Beautifully presented accommodation throughout
- Well-equipped fitted kitchen with integrated appliances
- Private driveway parking
- Principal bedroom benefiting from an en suite shower room
- Low-maintenance south west facing rear garden.
- Wonderful views across the surrounding countryside



Farnham

01252 733042 | [farnham@winkworth.co.uk](mailto:farnham@winkworth.co.uk)

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## ACCOMMODATION

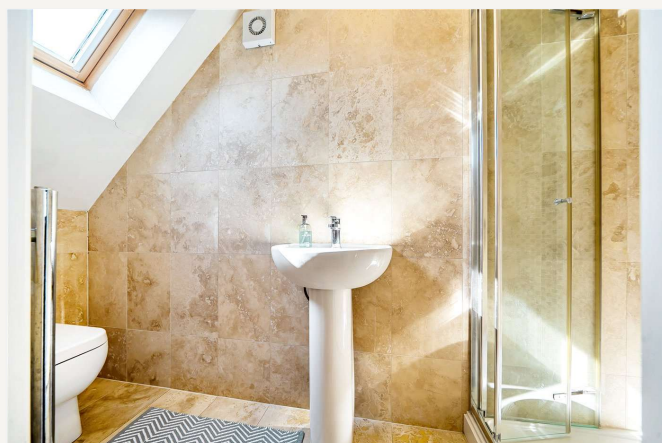
The front door opens into a bright and versatile open plan living space that immediately creates a feeling of space and comfort. The sitting and dining areas flow seamlessly into the kitchen, creating a sociable environment ideal for everyday living and entertaining alike.

The kitchen is fitted with a comprehensive range of cream shaker style units, complemented by integrated appliances, ample work surfaces and a central breakfast bar. Dual aspect windows and glazed doors allow natural light to pour into the room, whilst also providing a pleasant connection to the outside space. A well-appointed bathroom completes the ground floor accommodation.

Stairs rise to the first floor where a generous double bedroom occupies the majority of the upper level. Benefitting from impressive proportions, stunning views and useful eaves storage, the room offers excellent flexibility with space for bedroom furniture and a home working area if required. A modern en suite shower room further enhances the accommodation.

Outside to the front of the property is a gravelled garden area with mature shrubs together with driveway parking. To the rear is a further low maintenance gravelled garden with good size storage shed.

The property enjoys an attractive setting within a well-established residential location, offering easy access to both local amenities and the surrounding countryside



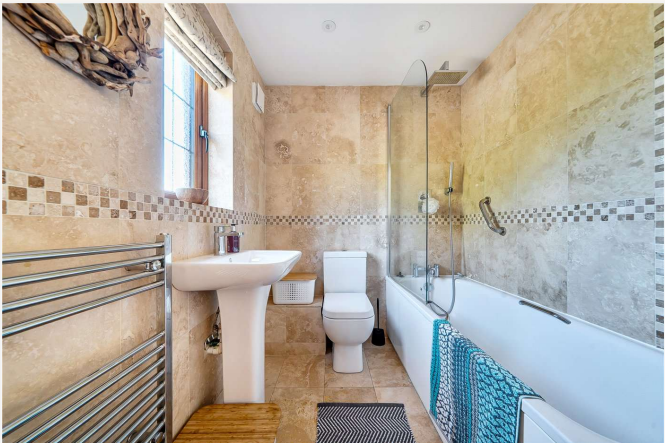
MATERIAL INFORMATION

Tenure: Freehold  
Council Tax Band: Waverley Borough Council - D  
EPC rating: C  
Is the property listed: No  
Utilities: All mains

LOCATION

Low Lane is conveniently situated in the popular village of Badshot Lea, offering a range of everyday amenities including a convenience store, public house, community centre and recreation grounds. Families are also well served by a number of highly regarded local schools. Farnham's historic Georgian town centre is just a short distance away, providing an excellent selection of shops, cafés, restaurants and leisure facilities.

The area is particularly popular with commuters, benefiting from excellent road connections via the A31 to the A3, M3 and wider motorway network, while Farnham mainline station offers regular services to London Waterloo. Nearby Tice's Meadow Nature Reserve provides over 140 hectares of lakes, wetlands and walking trails, with the surrounding countryside offering extensive opportunities for walking, cycling and outdoor recreation.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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.



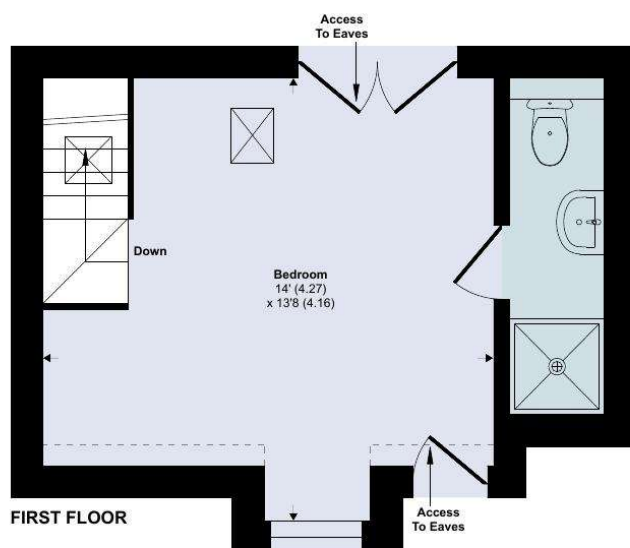
# Low Lane, Badshot Lea, Farnham, GU9

Approximate Area = 509 sq ft / 47.2 sq m

Limited Use Area(s) = 7 sq ft / 0.6 sq m

Total = 516 sq ft / 47.8 sq m

For identification only - Not to scale



Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026.  
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