



GREAT AUSTINS, FARNHAM, SURREY, GU9

Offers over £1,500,000 *Freehold*

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KEY FEATURES

- Elegant Edwardian home in one of Farnham's most prestigious settings
- Approximately 3,252 sq ft including ancillary accommodation
- Original fireplaces, high ceilings and period character
- Five bedrooms and four bath/shower rooms (three upstairs, one downstairs)
- Easy walk to Farnham station and the Georgian town centre
- Elevated gardens with far-reaching views towards Farnham Castle
- Extensive driveway parking, double garage and workshop
- Exciting opportunity to modernise and enhance



Farnham

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ACCOMMODATION

Occupying an enviable position within Great Austins, widely regarded as one of Farnham's most prestigious residential addresses, this substantial Edwardian home presents a rare opportunity to acquire a house of exceptional character, scale and potential.

Extending to approximately 3,252 sq ft, including the double garage and workshop, the property has been exceptionally well maintained and offers an exciting opportunity to update and personalise a home of considerable quality. High ceilings, original fireplaces, beautiful joinery and generous room proportions are evident throughout, creating a wonderful sense of space and natural light.

The ground floor centres around a series of elegant reception rooms, including a substantial sitting room overlooking the gardens, a separate family room and a characterful dining room, ideally suited to both entertaining and modern family life. The kitchen and breakfast room provide excellent practical space, while a separate study offers an ideal work-from-home environment.

The first floor provides generous and well-balanced bedroom accommodation. The principal bedroom benefits from a dressing room and en-suite bathroom, while three further double bedrooms and a single bedroom are served by additional bath and shower room facilities. Many enjoy attractive views across the gardens towards Farnham and the surrounding countryside, whilst original fireplaces and period detailing continue throughout the upper floor.



MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: G

EPC rating: D

Is the property listed: Property is not listed

Outside

The gardens and setting are key features of the property. Occupying a mature plot of approximately 0.37 acres, the grounds enjoy a high degree of privacy together with far-reaching views across Farnham towards the surrounding countryside and Farnham Castle beyond.

Extensive lawns are complemented by mature trees, established planting and well-stocked borders, creating a wonderful family environment. A broad terrace adjoins the rear of the house, providing an ideal space for outdoor dining and entertaining while taking full advantage of the elevated outlook.

To the front, a substantial gravel driveway provides ample parking and access to the double garage and adjoining workshop.

LOCATION

Great Austins is widely recognised as one of Farnham's most desirable and prestigious residential addresses, renowned for its collection of substantial period homes, mature plots and exceptional convenience.

The property is ideally positioned for access to both Farnham town centre and the mainline station, making it particularly appealing to London buyers seeking a balance between commuter convenience and family lifestyle. The historic Georgian town centre offers an excellent selection of independent boutiques, cafés, restaurants and leisure facilities, whilst Farnham station provides regular services to London Waterloo.

The area is exceptionally well served by highly regarded schools, including South Farnham School, Weydon School, Edgeborough, St Edmund's School, Frensham Heights and More House School.

Nearby Farnham Park, together with the surrounding Surrey Hills countryside, provides extensive opportunities for walking, cycling and outdoor recreation, further enhancing the appeal of this outstanding location.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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.



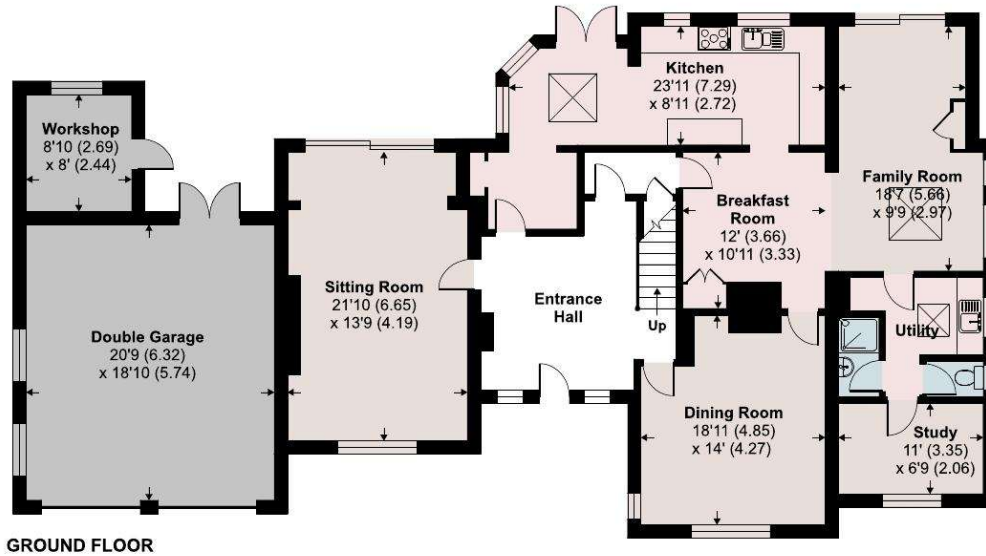
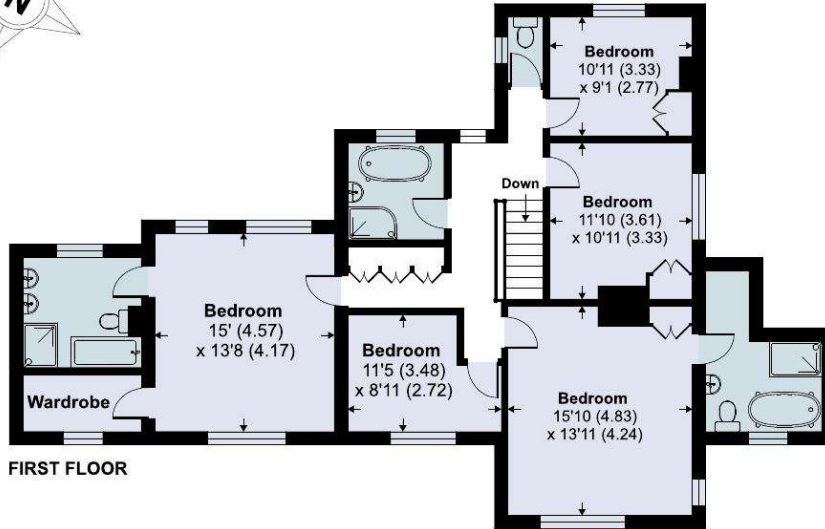
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Approximate Area = 2781 sq ft / 258.4 sq m

Garage / Workshop = 471 sq ft / 43.7 sq m

Total = 3252 sq ft / 302.1 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 2025. Produced for Winkworth. REF: 1284130.

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