

Woodside, Sandy Lane, Rushmoor, Farnham, GU10



Approximate Area = 2570 sq ft / 238.7 sq m
 Limited Use Area(s) = 11 sq ft / 1 sq m
 Garage = 238 sq ft / 22.1 sq m
 Outbuilding = 90 sq ft / 8.3 sq m
 Total = 2909 sq ft / 270.2 sq m

For identification only - Not to scale



SANDY LANE, RUSHMOOR, FARNHAM, GU10

Guide Price £1,050,000

Located in an incredibly private setting, this substantial property offers over 2,500 square feet of accommodation.

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ACCOMMODATION

- Five reception rooms
- Idyllic setting
- Annexe
- Garage
- Secluded semi-rural position
- 1.5 acres
- Private woodland
- Immediate proximity to Frensham Common



DESCRIPTION

Set down a private road in the most wonderful semi-rural setting, this fabulous home sits in large private gardens, has its own woodland and there is immediate proximity to miles and miles of beautiful Frensham common.

Approached via a gated entrance, Woodside sits very conveniently between Churt and Frensham villages.

The ground floor accommodation comprises entrance porch, entrance hallway that leads into dual aspect sitting room, kitchen/breakfast room, conservatory with French doors to rear, family room/snug, study, downstairs shower room.

Currently there is an integral annexe that consists of large reception room, family room, kitchen/breakfast room with its own access, double bedroom with built in wardrobe, family bathroom.

The first floor has a generous landing space with doors to all bedrooms. There is a large principal bedroom with en suite shower room and access to eaves storage, guest bedroom with en suite bathroom with separate shower, toilet room and two further double bedrooms.



Outside the due south rear private gardens are very well established and provide good screening from all sides. The gardens are approximately 1.5 acres and consist of large flat lawn area, mature bushes and trees, courtyard area, patio extending the length of the property, garden shed and private woodland with gated access onto Frensham Common including The Jumps and Flashes. To the front there is a large gravelled driveway with parking for numerous vehicles.

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.

LOCAL AUTHORITY

Waverley Borough Council, Godalming

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances, curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	