

# Old Compton Lane, Farnham, GU9

Approximate Area = 1567 sq ft / 145.5 sq m  
 Limited Use Area(s) = 104 sq ft / 9.6 sq m  
 Total = 1671 sq ft / 155.2 sq m  
 For identification only - Not to scale



## OLD COMPTON LANE, FARNHAM, SURREY, GU9

Guide Price £875,000

A charming and beautifully presented semi-detached 1930s property offering spacious family accommodation in this highly regarded location within 1 mile to Farnham station.

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- ACCOMMODATION**
- Immaculately presented home
  - Three reception rooms
  - 'Hub of the home' kitchen/breakfast/dining room
  - Four bedrooms
  - South-easterly facing landscaped garden
  - Driveway parking
  - 1 mile to Farnham mainline station
  - Immediate proximity to the North Downs footpath

**DESCRIPTION**  
This handsome 1930s property is within immediate proximity to the North Downs Way footpath and is still only within 1 mile of Farnham mainline train station.

Upon entering, there is an entrance porch leading onto the 'hub of the home' kitchen/breakfast/dining room with breakfast bar and French doors to side, sitting room with log burning stove and large bay window with French doors to garden, double aspect family room/snug, downstairs cloakroom.

The first floor continues to impress with a principal bedroom with en suite shower room, further double bedroom, single bedroom and large family bathroom. There is also a large double bedroom with built in wardrobes and access to eaves storage on the second floor.

The property is approached via a gravelled driveway that provides parking for several cars and this is well screened by mature hedging. The south-easterly rear garden has recently been landscaped and provides a restful space. The tiered garden consists of a paved terrace, decked outdoor chill out area, meandering pathway and an array of mature plants and trees that give wonderful colour



throughout the year. At the bottom of the garden there is a storage shed, and garden gate to a footpath that leads to the fantastic North Downs Way, The River Wey and Moor Park with its many acres of beautiful countryside.

**LOCATION**  
Rhoander is situated in a wonderful South Farnham location, only 1 mile away from the station and within 1.4 miles of the town centre, yet in a leafy lane with a semi-rural atmosphere. There are some excellent schools, both state and public, in the area including South Farnham School, Weydon School, St Polycarps, Frensham Heights, More House School, Edgeborough and Barfield.

The Georgian town of Farnham offers an excellent choice of pubs, bars and restaurants including Bills, Côte, The Giggling Squid, The Castle Inn & Zizzi, along with an extensive range of high street, independent shopping, Reel Cinema (Brightwell's Yard) and recreational facilities, including a leisure centre, David Lloyd centre and various golf courses. There is easy access to local countryside walks including the North Downs Way and The Greensand Way. Communications are excellent, with the nearby A331/M3 and A31/A3 linking to London and the south coast, while the mainline station in Farnham provides a regular train service to London (London/Waterloo from 53 minutes).

**LOCAL AUTHORITY**  
Waverley Borough Council, Farnham | Council Tax Band F

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		