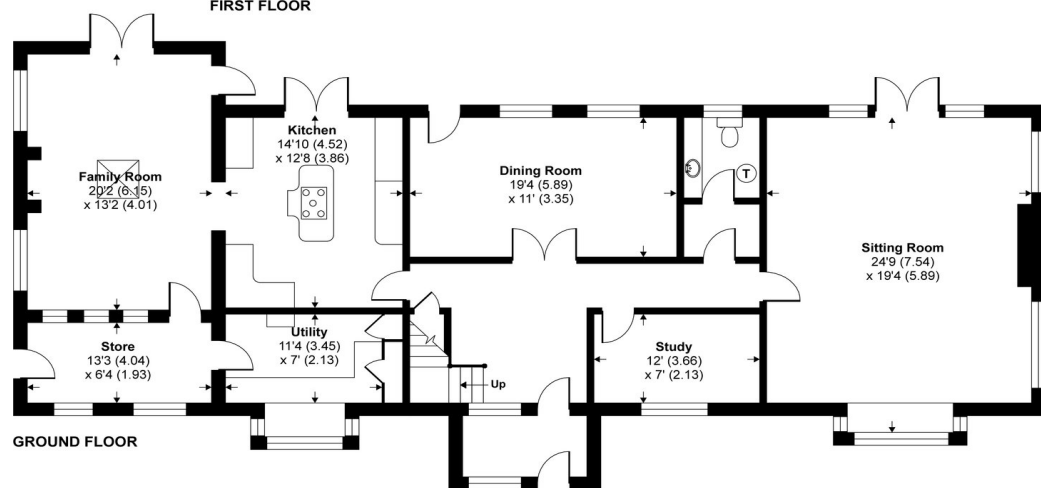
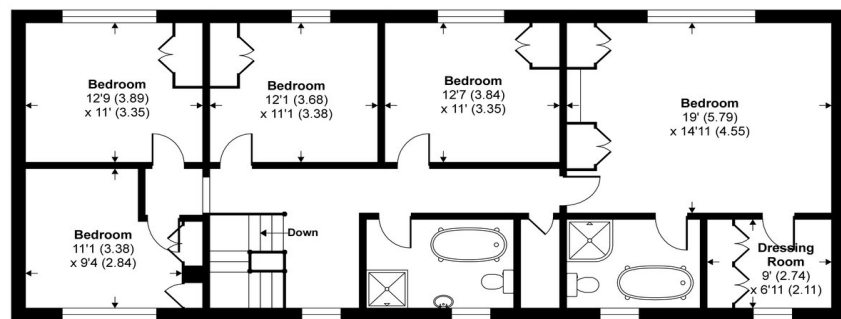
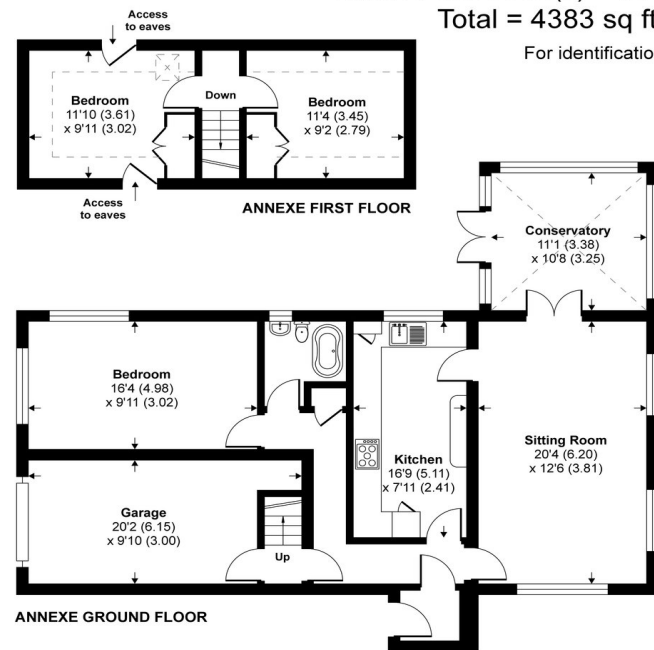


Farnham Road, Holt Pound, Farnham, GU10

Approximate Area = 3099 sq ft / 287.9 sq m
 Annexe = 1204 sq ft / 112 sq m
 Limited Use Area(s) = 80 sq ft / 7 sq m
 Total = 4383 sq ft / 407.1 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Winkworth. REF: 736331

Tel 01252 733042
Email Farnham@winkworth.co.uk
99 West Street, Farnham, GU9 7EN

Winkworth

Farnham Road, Holt Pound, Farnham, GU10

Offers in excess of £2,500,000

Charming country home with separate detached cottage, set in 6.5 acres of gardens and grounds backing on to Alice Holt Forest.

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Winkworth

ACCOMMODATION

- Well presented throughout
- Character features
- Kitchen/breakfast room with utility
- 4 reception rooms
- Principal bedroom suite
- 4 further double bedrooms
- Mature landscaped gardens of 6.5 acres
- Detached cottage in grounds
- Backs on to Alice Holt Forest
- No onward chain

DESCRIPTION

Approached via a private tree lined drive, The Lake House is a spectacular country home set within circa 6.5 acres of beautiful gardens and grounds, backing onto the renowned Alice Holt Forest.

The downstairs accommodation is well laid out, perfect for family living with the main reception rooms enjoying the southerly aspect and views across the gardens.

Upon entering, the entrance hall leads to a well appointed, open plan kitchen/breakfast room with central island and French doors to the patio and gardens. Adjoining the kitchen is a spacious utility room with access outside. There are four reception rooms, comprising generous sized sitting room, triple aspect drawing room with open fireplace, dining room and a study. A gym and a downstairs cloakroom complete the accommodation.

To the first floor is an impressive principal bedroom with dressing area and en suite. There are four further double bedrooms (one en suite) and a family bathroom.

Cottage

A particular feature is the detached three bedroom cottage adjacent to the main house. The cottage provides excellent ancillary accommodation, ideal for guests, grown up children or an Airbnb opportunity. Accommodation consists of a generous kitchen/breakfast room, sitting room and ground floor bedroom. Upstairs, there are two additional bedrooms and a family bathroom. The cottage has the added benefit of an integral garage.

Outside

The gardens are fabulous, well screened with mature and specimen trees. The formal gardens enjoy a southerly aspect with a large areas of level lawn. The terrace provides superb entertaining space and extends



the length of the house and looks across the wonderful feature lake and paddock.

The property is accessed via electric gates, there is a large gravel driveway with ample parking for several cars. The Lake House sits well within its plot of approximately 6.5 acres.

LOCATION

The property is situated on the Hampshire/Surrey border in a delightful location, next to Alice Holt Forest providing superb opportunities for walking, riding and cycling. Much of the surrounding countryside is an Area of Outstanding Natural Beauty and of Great Landscape Value. There are local shops, a church, primary school and two public houses in Rowledge. The Georgian market town of Farnham is close by and has a full range of shopping and recreational facilities. Farnham mainline station provides trains to London Waterloo (from 53 minutes). The A31, M3 (Junc. 4) and A3 are within easy reach, all providing swift access to the national motorway network as well as Heathrow, Gatwick and Southampton airports. Schools in the area include Frensham Heights, Lord Wandsworth College, Edgeborough, Highfield and St Polycarps and Rowledge C of E Primary School. There are a number of golf courses in the area including Blacknest and Old Thorns as well as sailing on Frensham Ponds.

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

