

# Bealeswood Lane, Dockenfield, Farnham, GU10

Approximate Area = 1703 sq ft / 158.2 sq m  
 Outbuilding = 125 sq ft / 11.6 sq m  
 Garage = 391 sq ft / 36.3 sq m  
 Total = 2219 sq ft / 206.1 sq m  
 For identification only - Not to scale



## BEALESWOOD LANE, DOCKENFIELD, FARNHAM, SURREY, GU10

Guide Price £1,195,000

Charming family home set in approx. 0.5 acre gardens with far reaching views and detached oak garage.

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ACCOMMODATION

- Charming village home
- Open plan kitchen//family/dining room
- Blend of traditional and contemporary features
- Four double bedrooms
- Far reaching views
- Detached oak garage
- Semi-rural position
- 0.5 acre

DESCRIPTION

Southfield Cottage is a charming village home, well suited to families, that occupies a sought after position in Dockenfield. The cottage is set in circa 0.5 acre of beautiful gardens with a detached, double oak garage barn and exceptional countryside views over neighbouring farmland.



Approached via a long driveway, this house is a spectacular family home that boasts open plan accommodation, four double bedrooms and a high degree of privacy.

Extended and refurbished by the current owners, the property has been sympathetically restored and now provides well-proportioned family accommodation appointed to a high standard, while retaining a wealth of character. The older part of the cottage enjoys traditional beamed ceiling features and a quintessential cottage feel that blends beautifully with the more contemporary extensions.

Upon entering, the inviting entrance hallway leads to a well appointed open plan 'hub of the home' triple aspect kitchen/family/dining room with vaulted ceiling, breakfast bar and two sets of French doors to garden, adjoining utility room with back door to courtyard area. There are two further reception rooms, comprising generous double aspect sitting room with traditional inglenook fire place with log burner and snug / study room. A double bedroom and family bathroom complete the downstairs accommodation.



To the first floor is an impressive principal bedroom with walk in dressing room and en suite shower room and two further double bedrooms, both with built in wardrobes.

Outside

The cottage sits in approx. 0.5 of an acre being slightly elevated, with spectacular countryside views. The pretty gardens are well manicured with a good amount of mature lawns interspersed with numerous shrubs, hedges and a mixture of trees. There is excellent planting throughout the gardens which offers an array of colour bordered by some herringbone designed brick pathways. There is a large sun terrace accessed from the kitchen/family hub room and courtyard area to the rear. To the front one approaches the cottage from the lane into a long driveway with ample parking for numerous vehicles. There is access to a Rookery Barns built double garage with open bays, adjoining workshop/store, roof storage, an EV charger and external electricity.

LOCATION

This delightful period property is located in a very pretty no through road in a most popular requested village just to the south west of Farnham. There is a popular local pub called 'The Bluebell', accessed via a short walk via a footpath, and a bus stop close by in the village centre, providing a service into Farnham. There are numerous footpaths and bridleways throughout the surrounding area, connecting the bluebell woods surrounding, the renowned Alice Holt forest and the Lakes at Frensham common. The property is located within easy reach of the excellent state and private schools as well as the train stations at Bentley and Farnham on the London Waterloo line accessed within the hour. Farnham itself lies on the A31 linking Guildford and the A3 to the east and Winchester to the west. Farnham is a historic former market town lying on the Surrey/Hampshire border, widely recognized for its attractive architecture. The town offers extensive cultural, educational and shopping amenities with excellent eateries and numerous coffee shops and wine bars.

LOCAL AUTHORITY

Waverley Borough Council, Farnham | Council Tax Band G

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             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |