



FORD LANE, FARNHAM, SURREY, GU10

£1,695,000 *Freehold*



KEY FEATURES

- Exceptional Bourne Valley setting
- Elegant detached family home extending to 3,341 sq ft
- Outstanding orangery overlooking the gardens
- Superb kitchen/breakfast room with utility and pantry
- Four double bedrooms and two bath/shower rooms
- Private gardens approaching 0.4 acres
- Catchment for sought-after local schools
- Walking distance to Farnham station and town centre



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ACCOMMODATION

The property is approached via a welcoming reception hall which immediately conveys the sense of space and quality evident throughout the house.

To the front, the principal sitting room is beautifully proportioned, featuring a fireplace and large windows that flood the room with natural light. A further reception room offers excellent flexibility, whether as a family room, playroom or formal dining room, whilst a separate study and garden room provide additional versatility for modern family living. A cloakroom completes the ground floor accommodation.

Undoubtedly a highlight of the home is the impressive orangery, a wonderfully light-filled space enjoying a superb outlook across the gardens through expansive glazing and French doors. Open to the kitchen/breakfast room, it creates an exceptional hub for both everyday living and entertaining. The kitchen itself is well-appointed with generous workspace and is complemented by a utility room and direct access to the garden.

The first floor is equally well balanced, comprising a dual-aspect principal bedroom with fitted wardrobes and en suite bathroom, together with three further double bedrooms and a recently refitted family shower room.

Beautifully presented throughout, the property offers generous and highly adaptable accommodation ideally suited to family life, all set within a private and established setting, with further potential to enlarge if desired, subject to the necessary planning consents.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: G
EPC rating: D
Is the property listed: Property is not listed

Outside
Set back from the lane, the property is approached via a long gravel driveway offering parking for multiple vehicles and framed by established planting. The rear garden is a standout feature - exceptionally large, mainly laid to lawn and bordered by mature trees and hedging, creating a wonderful sense of privacy and seclusion.

A wide terrace adjoins the rear of the house, providing an ideal space for outdoor seating, while the expansive lawn stretches beyond, offering ample room for children to play, gardening enthusiasts to enjoy, or future landscaping projects to be explored. The scale and openness of the grounds make the garden an exceptional asset and a major highlight of the property.

LOCATION

Situated in the idyllic Bourne Valley, Rowlands has a woodland setting offering a great deal of privacy. The house is located within walking distance of the Bourne Green, whilst also benefitting from easy access to Farnham Town Centre, train Station as well as local amenities and schools.

Local amenities in the Bourne include shops, chemist, doctors, vets and two public houses. Farnham Train station is within walking distance and provides a regular service to London Waterloo which takes less than an hour. The A31 connects to the A3 at Guildford enabling road access to the city of London, or in turn via the A331 connecting to Junction 4 of the M3.

Lying on the South side of Farnham, the property is conveniently located to access many of the areas highly regarded State and Private schools including the Bourne Primary School, South Farnham, Edgeborough and Frensham Heights. For recreation the area offers outdoor pursuits at Alice Holt Forestry Commission, the Bourne Woods and Frensham Common / Ponds including walking, riding, sailing and biking.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	79 C
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.



Ford Lane, Wrecclesham, Farnham, GU10

Approximate Area = 3157 sq ft / 293.2 sq m

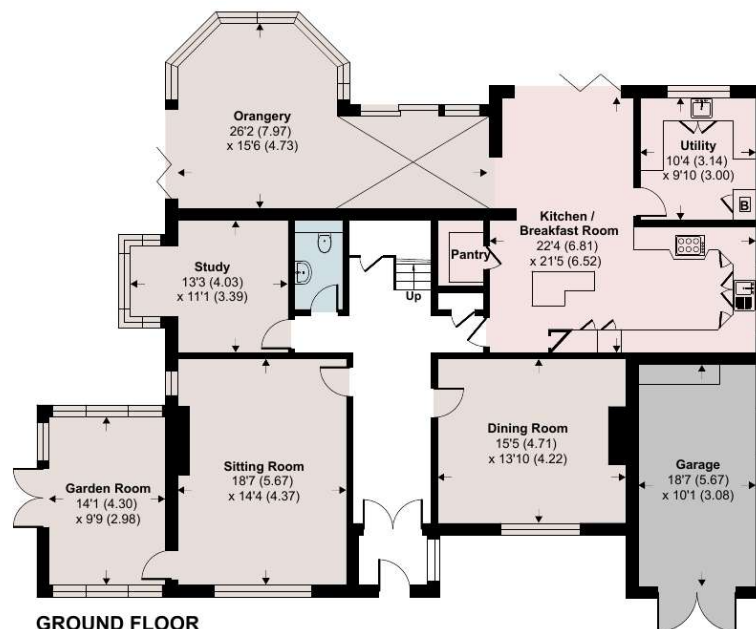
Garage = 184 sq ft / 17 sq m

Total = 3341 sq ft / 310.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Winkworth. REF: 1415707

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