



THE GREEN, BADSHOT LEA, FARNHAM, SURREY, GU9

£500,000 *Freehold*

3  2  3 

KEY FEATURES

- Exceptional position overlooking The Green
- Three double bedroom, three bathroom layout
- Stylish open plan kitchen/family living
- Detached home office/studio
- Well presented throughout
- Bright and deceptively spacious accommodation
- Landscaped rear garden designed for easy maintenance
- 1,319 sq ft including detached office
- No onward chain



Farnham

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ACCOMMODATION

Occupying a wonderful position overlooking The Green, this attractive and beautifully presented home offers deceptively spacious and highly versatile accommodation, together with the rare benefit of three double bedrooms and three bath/shower rooms.

The accommodation is arranged to provide excellent flexibility for modern living. The ground floor comprises a generous sitting room, a superb open-plan kitchen/family room forming the heart of the home, a double bedroom overlooking The Green and a contemporary shower room. The kitchen/family room is a particularly impressive space, featuring rooflights, a breakfast bar and direct access to the garden, making it ideally suited to both everyday living and entertaining.

The first floor provides two further double bedrooms, including a generous principal bedroom, served by an en suite bathroom and separate family bathroom. A staircase also leads to a useful loft room which provides valuable ancillary space and may suit a variety of uses including a home office, hobbies room or occasional accommodation.

Beautifully presented throughout and offered with no onward chain, this is a rare opportunity to acquire a turnkey home in one of Badshot Lea's most attractive and recognisable settings.

Outside

The rear garden has been thoughtfully designed for ease of maintenance, combining a paved terrace with an area of artificial lawn to create an attractive and private outdoor space. Well enclosed and ideal for entertaining, the garden offers an excellent extension of the living accommodation during the warmer months.

A particular feature is the detached home office, providing valuable ancillary accommodation for home working, hobbies or additional storage.



MATERIAL INFORMATION

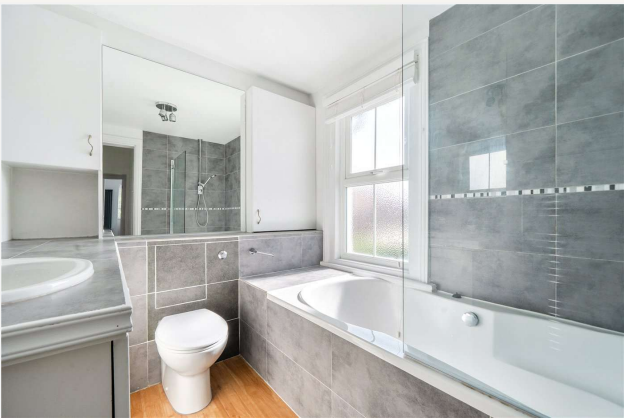
Tenure: Freehold
Council Tax Band: D
EPC rating: E
Is the property listed: Property is not listed

LOCATION

The Green forms the heart of Badshot Lea and remains one of the village's most attractive and recognisable settings. Enjoying a wonderful open outlook across the green itself, the property benefits from a sense of space and community rarely found in more conventional residential locations.

Badshot Lea offers a range of everyday amenities including local shops, public houses, recreational facilities and well-regarded schools, whilst Farnham's historic Georgian town centre is only a short distance away. Farnham provides an excellent selection of independent boutiques, cafés, restaurants and leisure facilities, together with a mainline station offering regular services to London Waterloo.

The surrounding countryside, including nearby Farnham Park and Alice Holt Forest, offers exceptional opportunities for walking, cycling and outdoor pursuits, whilst the A31 provides convenient access to Guildford, Winchester, the A3 and M3.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 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.



The Green, Badshot Lea, Farnham, GU9

Approximate Area = 1239 sq ft / 115.1 sq m

Outbuilding = 80 sq ft / 7.4 sq m

Total = 1319 sq ft / 122.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Winkworth. REF: 1511540

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