

# The Stable, Chamber Lane, Farnham, GU10

Approximate Area = 2834 sq ft / 263.2 sq m

Outbuildings = 1046 sq ft / 97.1 sq m

Total = 3880 sq ft / 360.3 sq m

For identification only - Not to scale



## CHAMBER LANE, FARNHAM, SURREY, GU10

Guide Price £1,250,000

Impressive 19th Century Grade II country house on the Surrey/Hampshire border.

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

**Winkworth**

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

**Winkworth**





#### ACCOMMODATION

Converted Grade II Listed former stable block

Circa 19th Century

Attached unconverted barn

Separate granary and garden annexe

Semi-rural location

Gardens and grounds approx. 0.5 acres

No onward chain

Close proximity to Farnham

#### DESCRIPTION

The Stable is an historic, converted Grade II Listed former stable, coach house and outbuildings, located to the west of Farnham on the Surrey/Hampshire border. The property enjoys a very desirable yet convenient rural setting, with the towns of Farnham and Alton in easy reach.

The property has a brick elevation under a tiled Dutch barn roof dating from the 19th century and comes to the market for the first time since being converted by the current owners over 50 years ago. Although in need of modernisation, the versatility of this building offers great potential to the next homeowner.

Features include high ceilings and exposed beams, attached unconverted barn, delightful granary on staddle stones, separate garden annexe and almost 3,900 square feet of accommodation.

Ground floor of the main building comprises large entrance hall and downstairs cloakroom that leads to a light, open plan, south facing family room with fireplace and three sets of French doors on to the garden. A dining area leads up three steps to an impressive separate sitting room with exposed beams, a small utility kitchen, shower room, further hallway with separate entrance, and bedroom. The dining area also leads to the kitchen and through to an adjoining dual aspect annexe (former dairy) with snug / bedroom, en suite shower room and a utility area.

Upstairs via a wooden spiral staircase there are three bedrooms, a family bathroom and a separate toilet, all with exposed beams.



#### Outside

A gravel drive leads you between the granary and house to a generous parking and turning area for several cars. There is the separate single story garden annexe, consisting of a kitchen, shower room and open beamed bedroom/living area with wood burning stove. The garden consists of three separate areas of lawn, each with patio and courtyard areas, and access to the unconverted back barn and workshop. The grounds are partly enclosed with post and rail fencing, hedges or mature shrubs and trees.

#### LOCATION

Farnham offers a variety of cultural and recreational facilities with Guildford offering a greater selection. There are a good number of golf courses in the area including Hankley Common and Farnham, as well as sailing on Frensham Ponds. Situated in a rural area there is also pretty open countryside for walking and riding.

The property is well situated for access to the A31, A3 and M3 and the national motorway network as well as both Heathrow and Gatwick airports. Both Bentley and Farnham have mainline stations providing trains to London Waterloo from 55 minutes

From London take the M3 Southbound towards Basingstoke. At Junction 4 take the exit for the A331 signposted Farnborough. At the junction with the A31 follow signs for Farnham. Continue on the A31 and turn right, approx 0.9 miles after the roundabout junction with the A325, across the oncoming carriageway and into Chamber Lane. Follow the lane for approximately 0.1 mile until turning right through the brick pillared entrance into Willey Place.

#### LOCAL AUTHORITY

Waverley Borough Council, Farnham I 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.