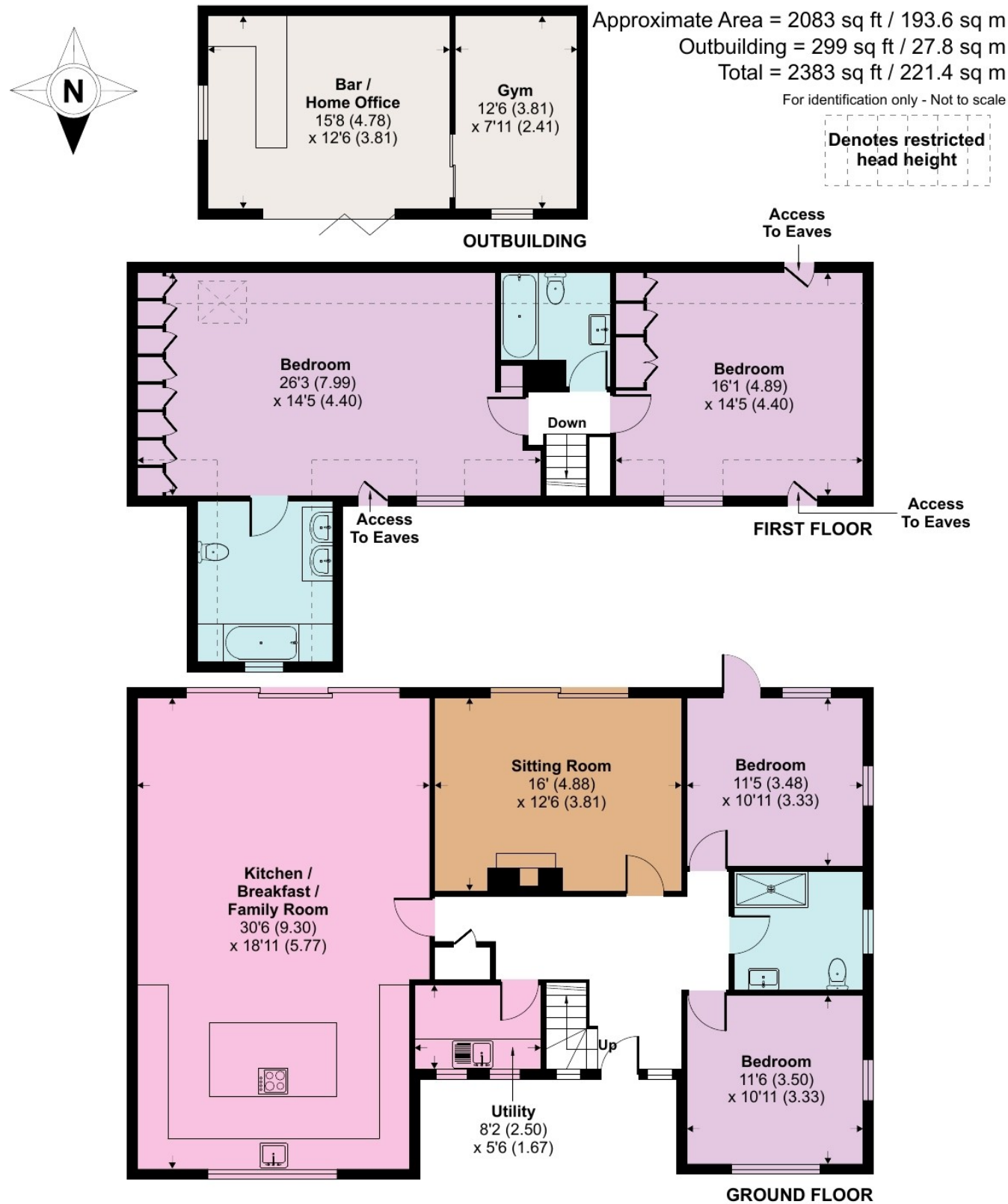


Seale Lane, Farnham, GU10



SEALE LANE, SEALE, FARNHAM, SURREY, GU10

Guide Price £1,250,000

Located in a quiet semi-rural position, this delightful detached family home has recently been extended and refurbished by the current owners.

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ACCOMMODATION

- Beautiful private setting
- Secluded semi-rural position
- Open kitchen/breakfast/family room
- Utility room
- Four double bedrooms
- Three bathrooms
- Detached home office
- Bar and gym
- 0.4 acre

DESCRIPTION

This property is set in a wonderful semi-rural setting, in a large private plot extending to approximately 0.4 of an acre, with immediate proximity to miles and miles of beautiful countryside.

Approached via secure gates and large gravelled driveway, Wythig sits very conveniently between Farnham and Guildford.

The ground floor accommodation comprises generous entrance hallway that leads into an incredible open plan kitchen/breakfast/family room with large central island and sliding doors to rear, sitting room with sliding doors and open fireplace, utility room, two double bedrooms, downstairs shower room and storage cupboard.

The first floor comprises principal bedroom with en suite bathroom and built in wardrobes, a further double bedroom with built in wardrobe, family bathroom.

Outside the due south rear private gardens are very well established and provide good screening from all sides. The gardens are approximately 0.4 acre and consist of large flat lawn area, mature bushes and trees, attractive paved patio/sun terrace ideal for entertaining, Oak pergola with climbing roses and vines, natural garden pond and rockery, flower



and shrub borders, pathway to large Canadian cedar outbuilding, comprising bar/family room/office & gym, broadband, electric heating, bar area with built-in freezer and bar fridge, quartz worktop, bifold doors to outside.

LOCATION

This property is conveniently situated in the sought after Green Belt area between the villages of Seale and The Sands. These are both small villages on the southern fringes of Farnham with a church, public house, local village hall and home to Farnham Golf Club. The area is surrounded by miles of glorious countryside.

Nearby Farnham is a handsome Georgian market town centre which is less than four miles away and has an extensive range of branded and independent shops, supermarkets including a Waitrose, coffee shops and eateries including, Cote and Gail's Bakery with a number of restaurants on the picturesque Castle St and Lion and Lamb Yard. The Maltings arts centre, which offers theatre, film and crafts fairs. Recently opened is the new Brightwells Yard complex bringing a new shopping centre with a Reel Cinema, restaurants, town square and public gardens.

The A31 is close-by and provides swift access to the A3, M3 (Junc.4) and the national motorway network as well as Heathrow, Gatwick and Southampton Airports. The mainline railway station in Farnham operates regular trains to London/Waterloo.

There is direct access nearby to many bridleways and footpaths including the North Downs Way. The surrounding countryside offers ample opportunities for walking and riding, much of which is owned by the Hampton Estate.

LOCAL AUTHORITY

Guildford Borough Council | Council Tax Band F

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		
69-80	C	79 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		