

Long Hill, The Sands, Farnham, GU10

Approximate Area = 3407 sq ft / 317 sq m (includes garage)

Limited Use Area(s) = 101 sq ft / 9 sq m

Outbuilding = 825 sq ft / 77 sq m

Total = 4333 sq ft / 403 sq m

For identification only - Not to scale



Long Hill, The Sands, Farnham, Surrey, GU10

Offers in excess of £1,750,000

Set within beautiful grounds of 1.5 acres on this prime residential road on the edge of the village, a substantial family home with a detached annex that has recently been refurbished throughout. EPC Rating E (54)

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



kitchen/breakfast room, sitting/dining room with double bay window, downstairs shower room, downstairs cloakroom, storage room. Upstairs, there are two double bedrooms, one with substantial wardrobes, and eave storage.

Outside

The gardens are well established, well screened with mature and specimen trees. The formal gardens provide a high degree of privacy with large areas of level lawn. There are two large terrace areas providing superb entertaining space, detached double garage with fantastic office space/studio room above, two large garden sheds and large driveway with parking for numerous vehicles.

The property is accessed via a long driveway and the property sits amongst 1.5 acres.

LOCATION

Positioned between the popular Surrey towns of Farnham and Guildford, Honeysuckle Lodge is perfectly situated in the heart of the active village of The Sands. The house enjoys easy access to surrounding woodland, Crooksbury and Puttenham Commons and Cut Mill Pond, which provide miles of sandy countryside for walking, running and cycling. There is also a sailing club at Frensham Great Pond. The Sands is home to a church, public house, village hall and Farnham Golf Club. The nearby Georgian town of Farnham has a good range of shops, supermarkets and recreational facilities. There is an excellent choice of state, private and boarding schools in the Farnham, Guildford and surrounding areas including Puttenham Infant School, Waverley Abbey, Aldro, Barfield, Charterhouse, RGS and Guildford High School. The A31, A331 and M3 all provide easy access to the motorway network; Heathrow and Gatwick and airports are under an hour away.



ACCOMMODATION

- Immaculately presented throughout
- Recently modernised
- 3 reception rooms
- Principal bedroom suite
- Mature landscaped gardens of 1.5 acres
- Detached cottage/annexe in grounds
- Walking distance to village
- No onward chain

DESCRIPTION

Approached via a long drive, Honeysuckle Lodge is an expansive family home set within circa 1.5 acres of established gardens and grounds, within walking distance of The Sands village.

The downstairs accommodation is well laid out and upon entering, the grand entrance hall leads to a newly fitted, open plan kitchen/breakfast/dining room with central island and access to large utility room with downstairs shower room and door to rear. Adjoining the kitchen/breakfast room there is a dual aspect family room with two bay windows and study room with door opening out to the rear garden. There is one further reception room, a generous sized triple aspect sitting room with brick-built fireplace with gas fire. A downstairs cloakroom completes the accommodation.

To the first floor is an impressive principal bedroom with generous newly fitted en suite. There are five further double bedrooms and a family bathroom.

Cottage

A particular feature is the detached two bedroom cottage adjacent to the main house. The cottage provides excellent ancillary accommodation, ideal for guests, grown up children or an Airbnb opportunity. Accommodation consists of a generous, newly fitted



LOCAL AUTHORITY

Guildford Borough Council

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

