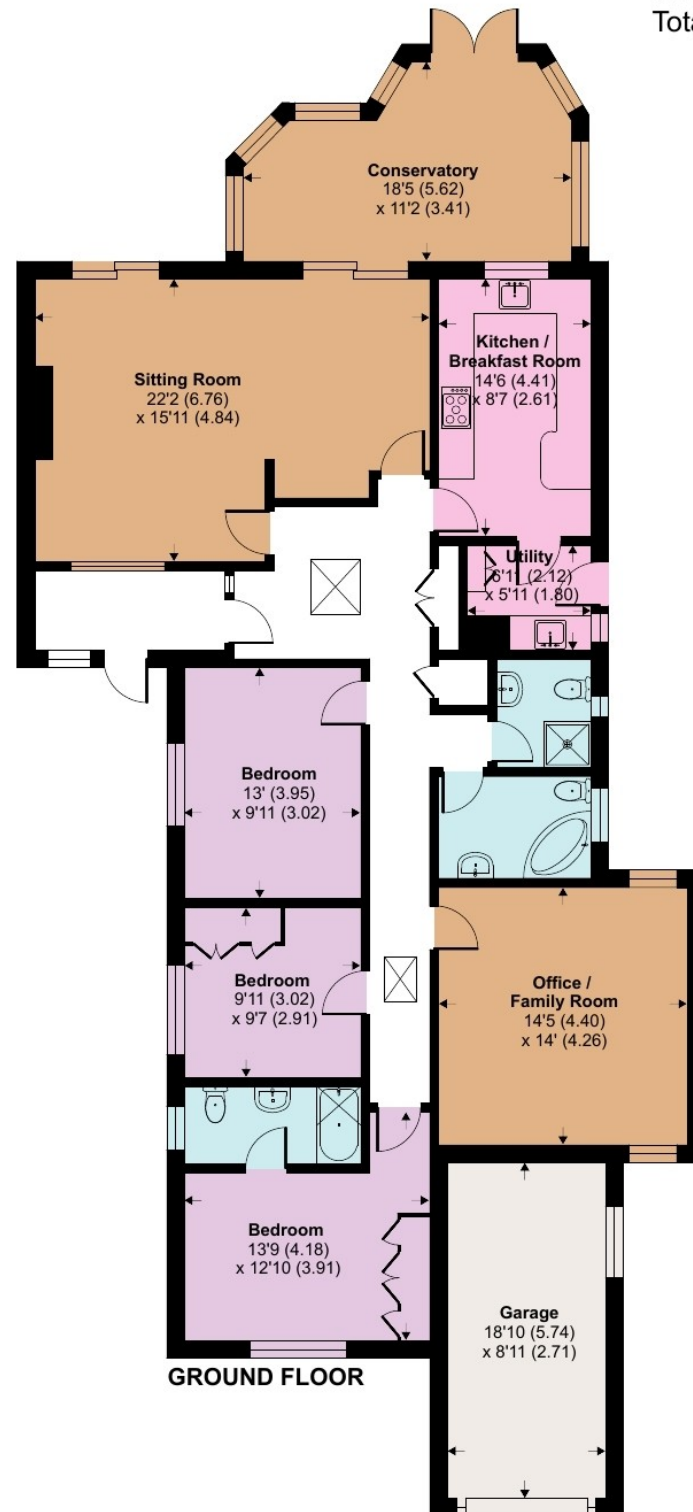


Botany Hill, The Sands, Farnham, GU10

Approximate Area = 1704 sq ft / 158.3 sq m
Garage = 167 sq ft / 15.5 sq m
Total = 1871 sq ft / 173.8 sq m
For identification only - Not to scale



BOTANY HILL, THE SANDS, FARNHAM, SURREY, GU10

Offers in excess of £800,000

Set in the highly desirable village of The Sands, this is a spacious detached bungalow offering a rare opportunity to enjoy peaceful countryside living within easy reach of Farnham and Guildford.

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Winkworth



ACCOMMODATION

- Detached bungalow in a sought-after semi-rural location
- Three bedrooms plus office/family room
- Large sitting room and conservatory
- Kitchen/breakfast room and utility
- Three bathrooms
- Generous driveway with garage
- Expansive rear garden with mature trees
- Village location
- Excellent potential for extension (subject to planning)

DESCRIPTION

The property is arranged across a single level and offers a well-balanced layout ideal for family living. At the heart of the home is a spacious sitting room, which opens into a bright conservatory that enjoys views over the garden and creates a wonderful space for relaxing or entertaining.

The kitchen is positioned to take advantage of garden views and is complemented by a practical utility room, providing additional storage and laundry facilities.

There are three comfortable bedrooms, each offering good proportions and natural light, along with an en suite shower room to principal bedroom and two further bathrooms that serve the home. A further reception room currently used as an office or family room provides flexibility for home working or as a playroom.

The overall layout flows beautifully, with generous living spaces and private bedroom areas, making this a versatile home with plenty of potential.



Outside

Arbeleigh sits on a substantial and private plot, approached via a sweeping gravel driveway that provides parking for several vehicles and leads to a single garage. The front garden is neatly landscaped with mature shrubs and hedging.

The rear garden is a real highlight – spacious, level, and mainly laid to lawn, bordered by tall hedges and established trees for excellent privacy. There is ample room for outdoor furniture, play equipment, or even a garden studio, making it an ideal space for those who enjoy gardening or simply relaxing in a peaceful setting.

LOCATION

The Sands is one of Surrey’s most sought-after hamlets, offering a perfect blend of countryside charm and convenience. Surrounded by beautiful woodland and open countryside, the area is ideal for walking, cycling, and outdoor pursuits. Local highlights include The Barley Mow, a popular village pub, Farnham Golf Club, British Legion Club, Bowls Club, Church, Village Hall, and recreation ground.

Farnham town centre is approximately 4 miles away, providing a wide range of shops, restaurants, and cultural attractions. For commuters, Farnham Station offers regular services to London Waterloo in under an hour, while the A31 and A3 provide excellent road links to Guildford, London, and the south coast. The area is also well-served by highly regarded schools, both state and independent, including Edgeborough, Barfield, and Charterhouse.

LOCAL AUTHORITY

Guildford Borough Council | Council | 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		