

Sandy Lane, Rushmoor, Farnham, GU10

Approximate Area = 1559 sq ft / 144.8 sq m (excludes lean to)

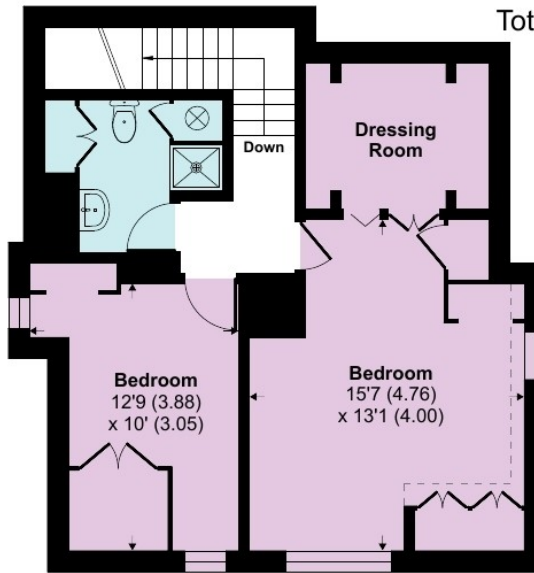
Limited Use Area(s) = 25 sq ft / 2.3 sq m

Garage = 165 sq ft / 15.3 sq m

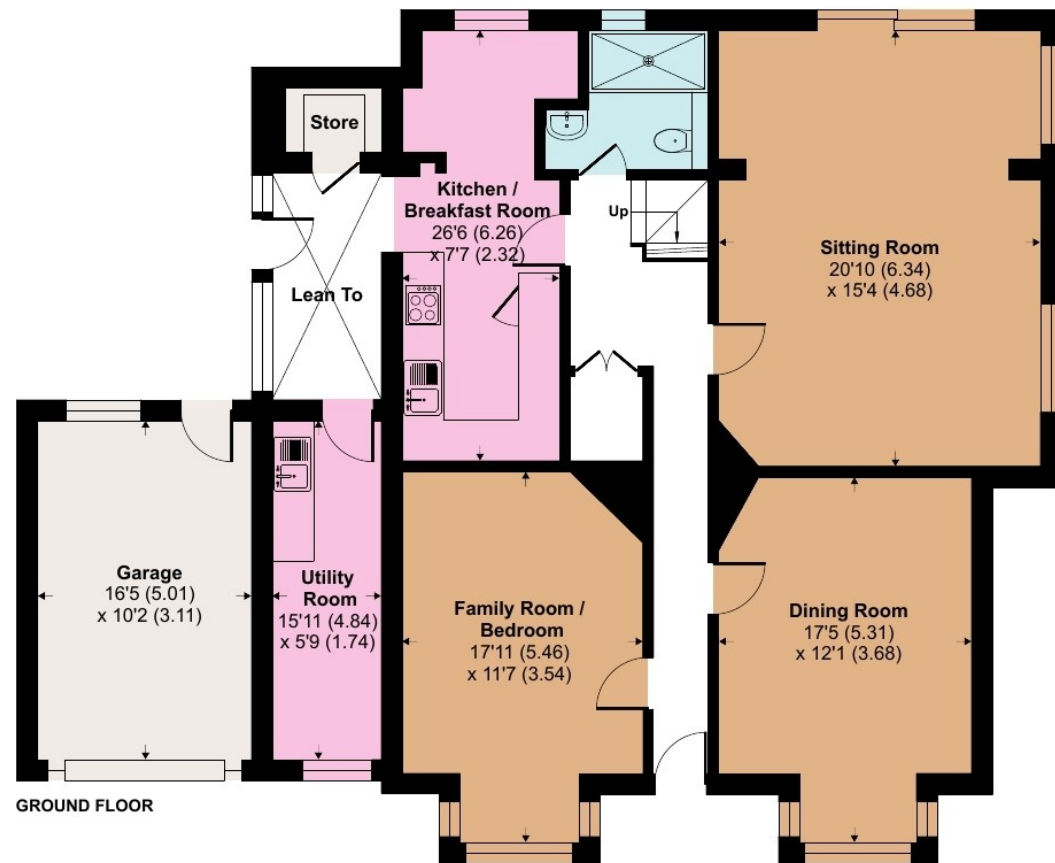
Outbuilding = 98 sq ft / 9.1 sq m

Total = 1847 sq ft / 171.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Denotes restricted head height



SANDY LANE, RUSHMOOR, FARNHAM, SURREY, GU10

Offers in excess of £800,000

Located in an incredibly private setting, this property provides a fantastic opportunity to extend or modernise.

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ACCOMMODATION

Further scope and potential

In need of modernisation

Garage

Immediate access to countryside walks

No onward chain

Idyllic setting

Secluded semi-rural position

Immediate proximity to Frensham Common

DESCRIPTION

Set down a private road in the most wonderful semi-rural setting, this fabulous home sits in large private garden and is within immediate proximity to miles and miles of beautiful Frensham common.



Approached via an in and out driveway, Woodman’s sits very conveniently between Churt and Frensham villages.

The ground floor accommodation comprises entrance hallway that leads into dining room with bay window, family room/bedroom with bay window, dual aspect sitting room, kitchen/breakfast room, utility room, lean to and downstairs shower room.

The first floor consists of a principal bedroom with built in wardrobe and dressing room, a further double bedroom with built in wardrobe and upstairs shower room.

Outside the rear garden is well established and there is good screening from all sides. The garden consists of a large flat lawn area, mature bushes and trees, courtyard area, two patios and garden shed. To the front there is a large gravelled driveway with parking for numerous vehicles.



LOCATION

The property is situated in the heart of Frensham Common, near some of the most stunning quieter areas, close to two small Axe ponds away from the main areas. Sandy Lane is a no through lane in an idyllic, private, tranquil setting between the historic market towns of Farnham and Haslemere. The home is ideally placed to benefit from a wide range of country pursuits, including walking, running, cycling, riding and sailing at Frensham Great Pond. Local amenities can be found in Rushmoor, Churt, Hindhead and Tilford where you will find a number of shops, a variety of public houses, schools and churches. More extensive amenities can be found in Farnham to the north, where there is a train station, providing access to London Waterloo in approximately an hour. The A31 links to Guildford and the A3 to the east and Winchester and Alton to the west. The Blackwater Valley Link Road, enables dual-carriageway access to the M3 joining at junction 6. The area is renowned for local government funded and independent schools including All Saints Infant School, Waverley Abbey School, South Farnham School, Weydon, Woolmer Hill School and Frensham Heights, Churchers College (bus route outside house) Edgeborough, St Edmunds and Charterhouse.

LOCAL AUTHORITY

Waverley Borough Council, Farnham | 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		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		