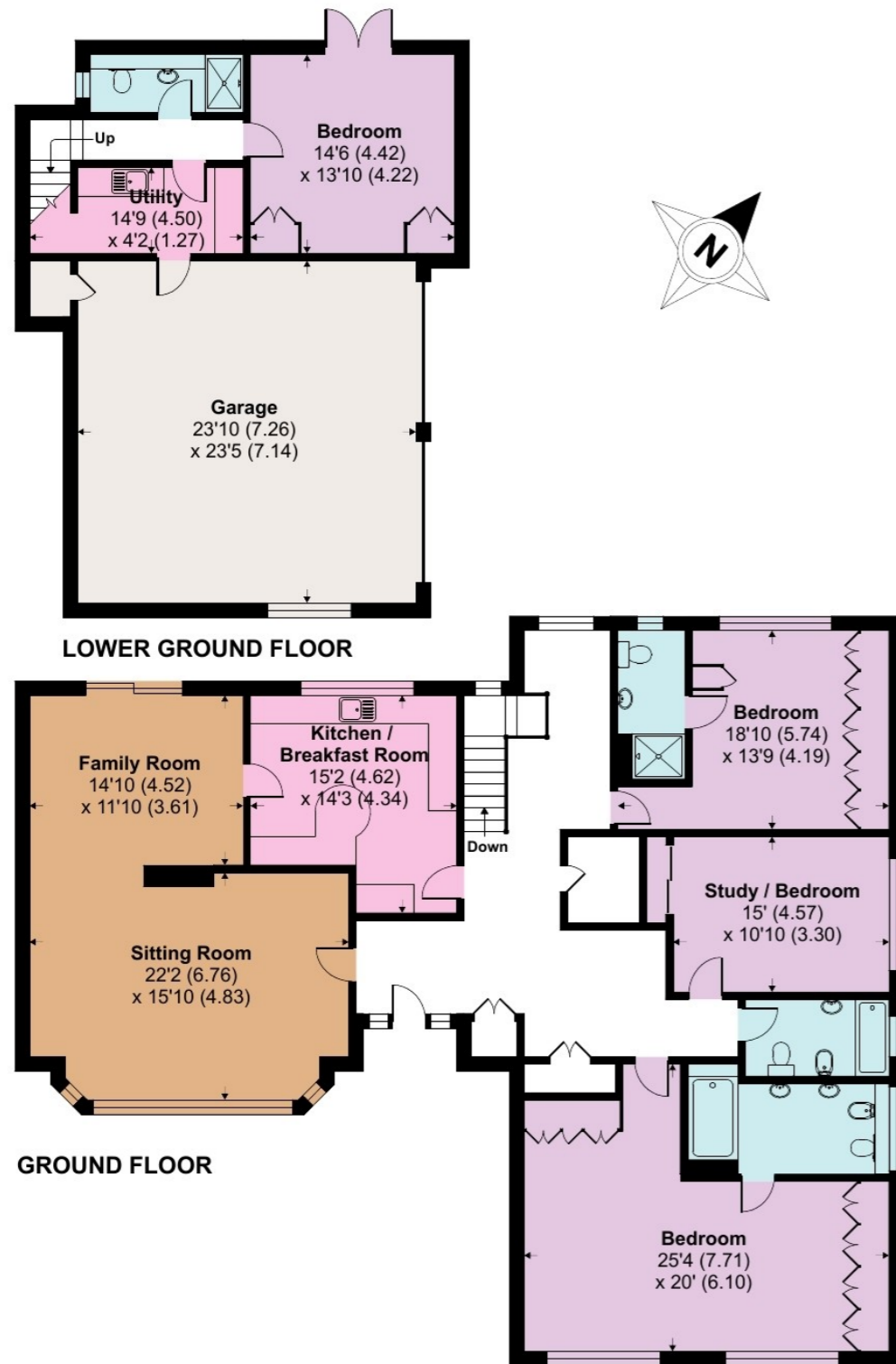


Leigh Lane, Farnham, GU9

Approximate Area = 3124 sq ft / 290.2 sq m (includes garage)

For identification only - Not to scale



Leigh Lane, Farnham, Surrey, GU9

Guide Price £1,650,000

A detached property in a secluded plot of approx. 1 acre which is located in a sought after road in South Farnham.

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ACCOMMODATION

- Multi-level living
- Open plan family/sitting room
- Principal bedroom with en suite
- Integral garage and gardens of 0.95 acre
- Impeccably secluded semi-rural position
- Prime South Farnham location
- Walking distance to Bourne Woods and Farnham mainline station
- No onward chain

DESCRIPTION

Woodcote is located on a highly desirable private road in South Farnham, tucked away within close proximity to the mainline station, local shops and the very popular the Bourne Woods.

Throughout there is generous amounts of living accommodation that offers further scope for improvement and could be ideal for multi-generational living.

On entry, the property comprises large and inviting entrance hallway, generous open plan sitting room and family room with large bay window, central contemporary gas fireplace and sliding glass door access to the garden. The kitchen/breakfast room is fitted with modern units and has views to rear garden and access to family room and there is a study room, airing cupboard and two storage cupboards.

There are three/four double bedrooms, two of which have recently fitted en suite facilities with the other two served by a separate shower room and family bathroom.

The guest bedroom is at a lower ground level with access straight out to the garden. At a lower ground level there is also a utility room with access into the integral double garage. Additionally there is an open car port.



The property is approached by a private and generous driveway and the plot has been landscaped so that a terrace surrounds the property which is full of established attractive planting helping the property to blend into its plot. There is a high degree of privacy here and the plot in total measures about an acre.

LOCATION

Leigh Lane is a quiet, private lane situated in one of the most desirable positions on the south side of Farnham with immediate access to woodland. It is within close proximity to the mainline station (London Waterloo within the hour), town centre and local shops as well as South Farnham (The Bourne infant school) and South Farnham junior school. The property is within walking distance to The Spotted Cow public house and there are nearby shops at the Ridgeway and The Bourne include a Butcher's, Bakery, pharmacy, Tesco Express, wine shop and an off licence.

There are walks directly from this location utilising public footpaths taking you to The Bourne Woods which is ideal for walking, riding, cycling and running. The surrounding area boasts many miles of open countryside much of which is under the ownership of The National Trust. Farnham town centre is approximately 1 mile away and provides a comprehensive range of shops, pubs and restaurants with leisure and cultural facilities. There are excellent road links via the A31 linking to the A331, M3 and the A3 providing fast access to London and the national motorway network.

LOCAL AUTHORITY

Waverley Borough Council, Godalming

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

