

Sandy Lane, Rushmoor, Farnham, GU10

Approximate Area = 2140 sq ft / 198.8 sq m (includes garage & excludes lean to)

Limited Use Area(s) = 224 sq ft / 20.8 sq m

Outbuildings = 526 sq ft / 48.8 sq m

Total = 2890 sq ft / 268.4 sq m

For identification only - Not to scale



Denotes restricted head height



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Guide Price £1,050,000

Located in an incredibly idyllic setting, this spacious property offers close proximity to some wonderful countryside walks.

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ACCOMMODATION

- Beautiful private setting
- Secluded semi-rural position
- Three reception rooms
- Five bedrooms
- Private woodland
- Immediate proximity to Frensham Common and Hankley Common

DESCRIPTION

Set down a private road in the most wonderful semi-rural setting, this fabulous home sits in large private gardens, has its own woodland and there is immediate proximity to miles and miles of beautiful Frensham common.

Approached via a large gravelled driveway, Arcadia sits very conveniently between Churt, Rushmoor and Frensham villages.

The ground floor accommodation comprises large entrance hallway that leads into incredible hub kitchen/dining room, adjoining utility room, large sitting room with French doors to rear, study, snug/bedroom, downstairs bedroom and bathroom with separate shower, downstairs cloakroom. There is also access to an integral garage.

The first floor has a generous landing space, principal bedroom with en suite shower room and built in wardrobes, two further double bedrooms, shower room and eaves storage.

Outside the due south rear private gardens are very well established and provide good screening from all sides. The gardens are approximately 1 acres and consist of large flat lawn area, mature bushes and trees, courtyard area, patio extending the length of the property, detached home office/garden room and private woodland



with access onto Frensham Common including The Jumps and Flashes. 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 South Farnham School, Weydon and Frensham Heights, Edgeborough, St Edmunds and Charterhouse.

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

