

Seale Lane, Seale, Farnham, GU10

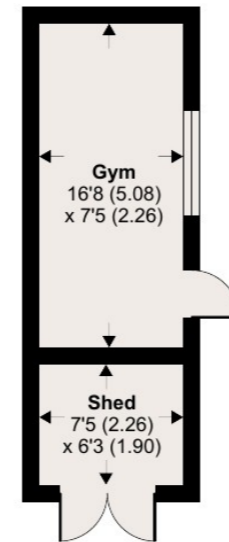
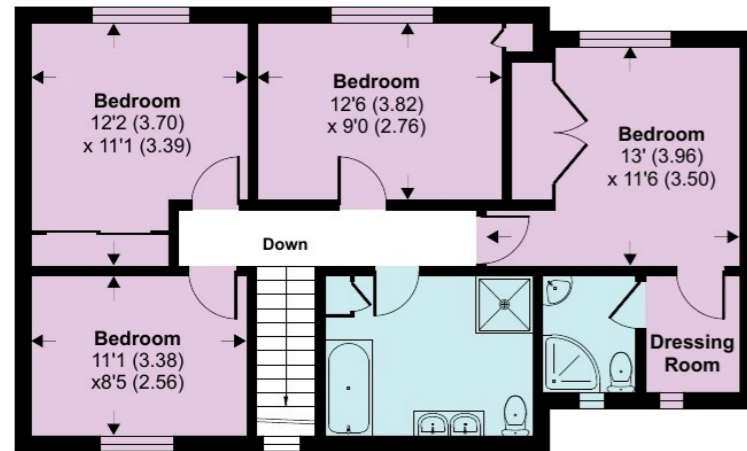
Approximate Area = 1937 sq ft / 179.9 sq m

Garage = 299 sq ft / 27.7 sq m

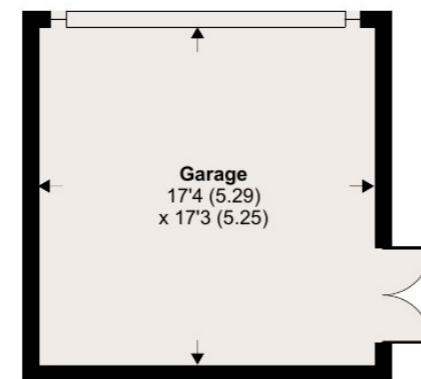
Outbuilding = 170 sq ft / 15.7 sq m

Total = 2406 sq ft / 223.3 sq m

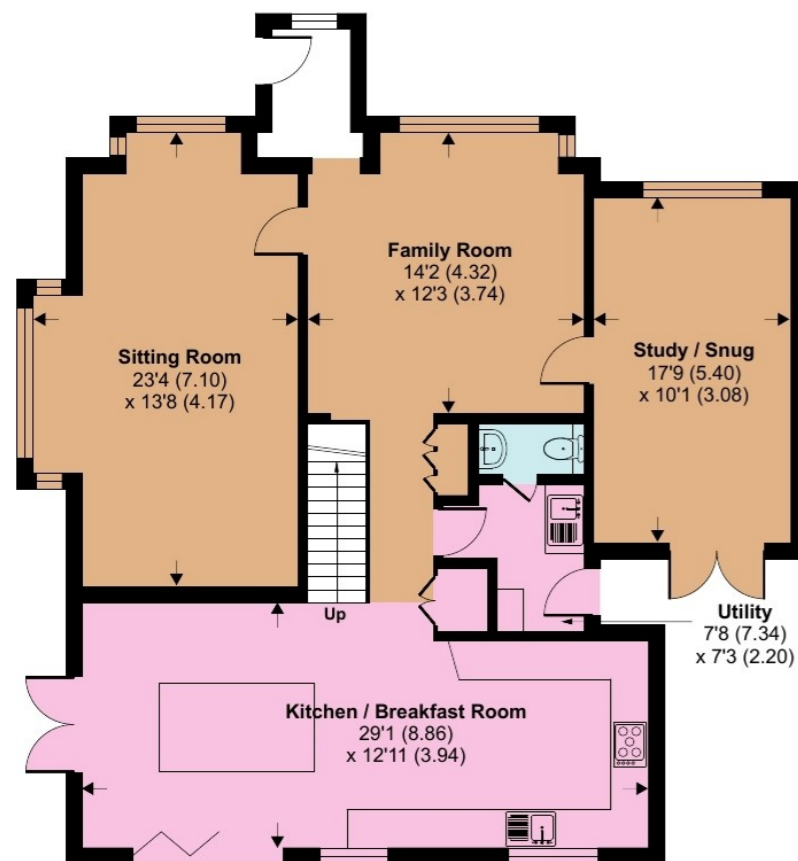
For identification only - Not to scale



OUTBUILDING



Garage



SEALE LANE, SEALE, FARNHAM, SURREY, GU10

Guide Price £1,200,000

Located in a quiet semi-rural position, this delightful detached family home was built circa 1930's and is situated in the popular village of Seale.

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



ACCOMMODATION

- Well-proportioned family home
- Open plan kitchen/breakfast/dining room
- Three reception rooms
- Utility room
- Four double bedrooms
- 0.35 acre
- Electric wooden gates
- Beautiful south facing rear garden with large patio area
- Separate outbuilding with gym

DESCRIPTION

Located in a quiet and tranquil position, this delightful detached family home was built circa 1930’s and situated within easy reach of some wonderful walks, Farnham golf club and some great communications.

The ground floor accommodation comprises entrance hallway that leads into the family room with wooden flooring, sitting room with bay window, snug/study with French doors to rear patio, open plan kitchen/breakfast/dining room with central island, French doors to side and bi-folding doors to garden, utility room, downstairs cloakroom and storage cupboard.

Upstairs the principal bedroom has an en suite shower room, built in wardrobe and separate dressing room. From the landing there are three further double bedrooms and a large modernised family bathroom with separate shower.

Outside

To the front there is a gated brick paved driveway for several cars leading to a garage which has power and lighting. To the rear there is a large level lawn garden that faces in a southerly direction. The rear garden is an excellent size and enjoys open views over fields to the rear. There



is a separate outbuilding currently used as a gym but could also be a home office or separate play area as well as a large patio area.

LOCATION

Palmers Cottage is conveniently situated in the sought after Green Belt area between the villages of Seale and The Sands. These are both small villages on the southern fringes of Farnham with a church, public house, local village hall and home to Farnham Golf Club. The area is surrounded by miles of glorious countryside.

Nearby Farnham is a handsome Georgian market town centre which is less than four miles away and has an extensive range of branded and independent shops, supermarkets including a Waitrose, coffee shops and eateries including, Cote and Gail’s Bakery with a number of restaurants on the picturesque Castle St and Lion and Lamb Yard. The Maltings arts centre, which offers theatre, film and crafts fairs. Opening in 2021 is the new Brightwells Yard complex bringing a new shopping centre with a six screen cinema, M&S Food, restaurants, town square and public gardens.

The A31 is close-by and provides swift access to the A3, M3 (Junc.4) and the national motorway network as well as Heathrow, Gatwick and Southampton Airports. The mainline railway station in Farnham operates regular trains to London/Waterloo.

There is direct access nearby to many bridleways and footpaths including the North Downs Way. The surrounding countryside offers ample opportunities for walking and riding, much of which is owned by the Hampton Estate.

LOCAL AUTHORITY

Guildford Borough Council | 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	83 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		