

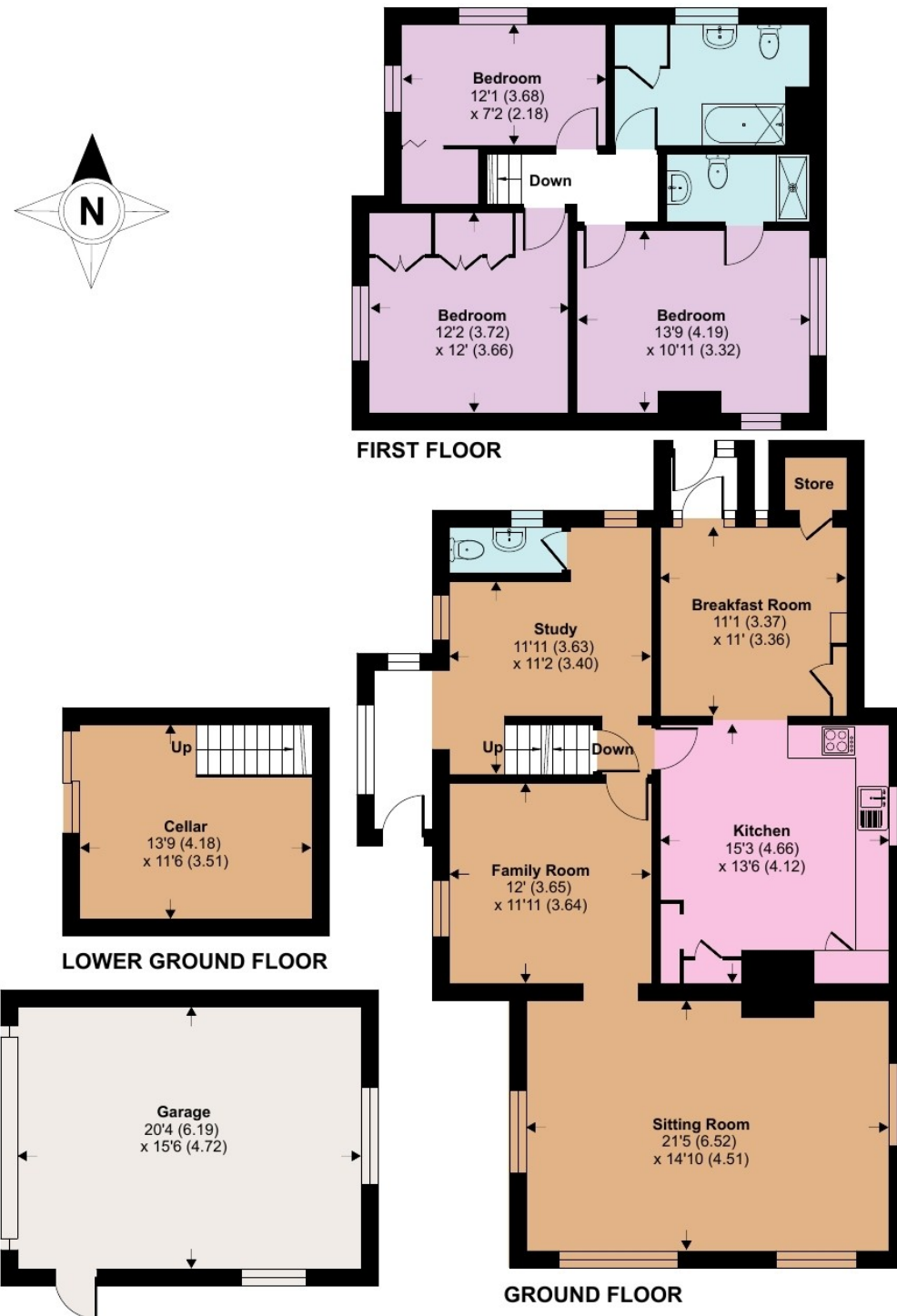
School Hill, Seale, Farnham, GU10

Approximate Area = 1812 sq ft / 168.3 sq m

Garage = 314 sq ft / 29.1 sq m

Total = 2126 sq ft / 197.4 sq m

For identification only - Not to scale



SCHOOL HILL, SEALE, FARNHAM, SURREY, GU10

Guide Price £750,000

This charming former post office has been lovingly converted into a characterful and spacious family home and is conveniently situated between Guildford and Farnham, in the quiet village of Seale.

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ACCOMMODATION

- Three double bedrooms
- Character features
- Double garage
- En suite to principal
- Private garden
- Stunning views
- No onward chain

DESCRIPTION

Situated down a quiet lane and overlooking countryside, this charming character cottage benefits from three good sized bedrooms, a detached double garage and a private garden.

The ground floor comprises welcoming entrance hallway with study area and downstairs cloakroom, family/dining room, triple aspect and large 21' x 14' sitting room with a large feature fireplace and open plan cottage style kitchen/breakfast room with quarry tile flooring, pantry, feature fire place and glass doors leading out to the garden. There is also a good sized and useful cellar accessed from under the stairs.

To the first floor, there are three spacious double bedrooms and family bathroom. Each room upstairs benefits from far reaching views. All three have built in storage and the principal bedroom also benefits from an en suite shower room.

Outside there is a mature, gently tiered private garden with an array of shrubs and specimen trees. There is also a patio area, shed, side door to the garage and gate access to the front of the house. To the front is driveway parking for two to three vehicles and a double garage with up and over door.



LOCATION

This property is conveniently situated in a sought after Green Belt area within the rural village of Seale. Seale is a small village, located on the southern fringe of Farnham, surrounded by miles of glorious countryside which can be accessed from the property, ideal for walking, riding and cycling, such as the North Downs way and National Trail from Farnham to Canterbury only moments away. The village also boasts a church, tea rooms and local village hall.

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. Recently opened is the new Brightwells Yard complex bringing a new shopping centre with a Reel Cinema, 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 stations in Guildford and Farnham operates regular trains to London/Waterloo.

LOCAL AUTHORITY

Guildford Borough 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		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		