Farnham
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London
Representative Office
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Price Guide £1,595,000

A substantial 6 bedroom detached family house occupying private mature grounds in the centre of Moor Park.

EPC Rating E (39)

- Reception hall
- 2 cloakrooms
- Drawing room
- Dining room
- Sitting room
- Guest suite/bedroom 6
- En-suite steam shower room
- Extended and well fitted kitchen/breakfast room

- Utility room
- Principal bedroom with dressing room & en-suite bathroom
- 4 further bedrooms
- 3 further bath/shower rooms (2 en-suite)
- Double integral garage
- Large sweeping driveway
- Substantial summerhouse
- Private and secluded gardens

Belvedere House, 8 Temples Close
Moor Park, Farnham, Surrey, GU10 1RB

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Belvedere House, 8 Temples Close, Moor Park, Farnham, Surrey,

LOCATION
- Farnham town centre 2 miles (Waterloo from 53 minutes)
- Guildford 9 miles (Waterloo from 38 minutes)
- A31 2 miles, M3 (junction 4) 8 miles, London 37 miles
  (All distances and times are approximate)

SITUATION
- Belvedere House occupies a private, secluded position in Moor Park, one of Farnham's premier residential locations. The house is tucked away on a generous plot within an area that is designated to being of great landscape value.
- The surrounding countryside is renowned for its beauty with many opportunities existing for country pursuits including walking, riding and cycling. Sailing is also available at Frensham Great Pond, which forms part of common land owned by the National Trust.
- The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafes and an excellent choice of restaurants including Brasserie Blanc, Loch Fyne, Cote Brasserie, Pizza Express and Zizzi. There is a Sainsburys, Waitrose, DC Leisure Centre, David Lloyd Leisure Centre and Farnhams historical deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking and cycling. There is an an excellent choice of state and private schools including nearby Edgeborough, Frensham Heights and Barfield.

COMMUNICATIONS
- Communications are first class, with the A31/A3 providing direct links to London and the south coast. The A31 Blackwater Valley Road links Farnham with the M3, M25 and Heathrow.

DESCRIPTION
- Belvedere House is a beautifully appointed and attractive family home, with generous and versatile accommodation arranged over two floors. The house was built approximately 20 years ago and has been well maintained by the current owner, with a newly installed ground floor shower room (ensuite to guest room). The whole plot extending to about 1.8 acres.
- On the ground floor the imposing reception hall with limestone flooring leads via double doors into the triple aspect drawing room with stone open fireplace and French doors opening directly onto the sun terrace. In addition there is a separate dining room, sitting room and guest suite.
- The extended kitchen is well fitted and appointed with an excellent range of units and Quartz worktops and includes a Rangemaster cooker with 5 gas rings and 2 halogen rings, ovens, grill, extractor and integrated dishwasher and space for fridge/freezer. Beyond the kitchen is the useful utility and second cloakroom.
- On the first floor there are five bedrooms and four bath/shower rooms, three of which are en-suite. The magnificent rear aspect master bedroom with its adjacent dressing/sitting room and four piece en-suite bathroom with underfloor heating, enjoys superb views over the gardens and grounds.

GARDENS
- The property is approached via individually made electric wrought iron double gates, leading to a large shingle driveway providing ample parking and turning. The mature private gardens lie predominantly to the rear of the property, with a level expanse of lawn flanked by a wide variety of plants and trees including species such as Buddleia, Cistus, Rhododendrons, Choisya, Acer and Berberis. There is also a paved sun terrace, areas of light woodland, strategically positioned garden lighting, outside water tap and a level area of garden adjacent to the summerhouse, ideal for a pool or tennis court. From the kitchen, patio doors lead to a recently built ceramic tiled sun terrace.

OUTBUILDINGS
- Integral double garage with electrically operated door, power, light, water and eaves storage.
- Summerhouse with light, power, sitting and kitchen area, loft storage/bedroom and store for garden games/furniture.
- Machinery store.

GENERAL
- Services - Mains water and electricity. Calor gas heating (mains gas is available in Temples Close), private drainage.
- Local Authority - Waverley B.C., The Burys, Godalming GU7 1HR 01483 523333
- Council Tax - Band G with an annual charge for the year ending 31.03.17 of £2,858.68.

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- Miscellaneous -Double glazing throughout, pressurised hot water system, security system, fibre optic high speed broadband, Hive system for gas central heating and hot water, underfloor heating to area of kitchen, master bedroom and bathroom and bedroom two en-suite.

DIRECTIONS
- Leave Farnham via South Street and at the main traffic lights continue straight across. At the level crossing, bear left into Waverley Lane and take the third turning left into Old Compton Lane. Turn right into Moor Park Lane and on into Compton Way. Continue for approximately half a mile before turning right into Temples Close where the property can be found at the end of the close on the right.

VIEWING
- Viewing by prior appointment with Andrew Lodge Estate Agents, Farnham - Tel: 01252 717705 Opening hours 9am. - 6pm. Monday to Friday, 9am. - 5pm. Saturdays.

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. They are intended to give a fair description of the property but their accuracy is not guaranteed nor do they form part of any contract. All information should be verified by yourself and your professional advisors. We have not carried out a survey nor have we tested the services, appliances and specific fixtures and fittings. It must not be assumed that the property has all or any necessary planning permissions, building regulations or any other consents. Room sizes are approximate and they have been taken between internal wall surfaces and therefore include cupboards, shelves etc. Accordingly they should not be relied upon for carpets, curtains and furnishings.

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Floor Plan of Ground and First Floors

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