



Price Guide £690,000

A most appealing and beautifully appointed individually designed 2 double bedroom attached cottage, offering flexible accommodation in a wonderful secluded setting to the south of Farnham. EPC C(78)

- Entrance Hall
- Cloakroom
- Sitting room
- Kitchen/Dining room with integrated appliances
- 2 Double bedrooms
- Luxury Bathroom
- Detached barn style garage
- Parking for several vehicles
- Landscaped gardens
- No onward chain

Farnham

28 Downing Street, Farnham, Surrey GU9 7PD
01252 717705

London

Representative Office
119 Park Lane, Mayfair, London W1
020 7079 1400

Oak Cottage, Old Compton Lane, Farnham, Surrey, GU9 8EG

LOCATION

- * Farnham town centre 1.4 miles
 - * Mainline station 1 mile (London Waterloo within 53 minutes)
 - * A31 1 mile, London 37 miles, A3 9 miles
- (All distances and times are approximate)

SITUATION

* The property is situated in a wonderful and extremely sought after scenic rural setting and yet is most convenient to the Georgian town centre of Farnham which 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 Farnham's historical deer park offering over 300 acres of beautiful open countryside.

* There is an excellent choice of both state and private schools, including the highly regarded South Farnham school, Weydon secondary (Academy) school, Edgeborough and Frensham Heights.

* Excellent opportunities exist within the immediate area for walking, riding and cycling with much of the neighbouring land belonging to the National Trust, Forestry Commission and RSPB. There are also a good selection of golf courses in the area, including Hankley, Farnham and Puttenham, as well as sailing at Frensham Great Pond.

* Communications are first class with the A31/A3 providing links to London and the south coast. The A331 Blackwater Valley road links Farnham with the M3, M25 and Heathrow.

DESCRIPTION

* A stunning newly converted and extended attached cottage style home, built to an exceptionally high standard and specification with a modern and contemporary finish. Oak Cottage occupies a wonderful scenic rural setting, affords flexible and individual accommodation offering scope for enlargement subject to planning permission. There is a detached barn style garage, parking for several vehicles and landscaped gardens which surround the property.

* Front door to:

* Reception Hall - Built in double cloaks/store cupboard, radiator, Velux window, loft access via a pull down ladder, doors to the following rooms and modern contemporary staircase gives access to the lower floor.

* Bedroom - Double aspect, double glazed leaded light window providing pleasant outlook to front, radiator.

* Bedroom - Double aspect, double glazed leaded light window providing delightful outlook to rear.

* Luxury Bathroom in classic white, panel enclosed bath, fully tiled shower cubicle with glass screen, vanity wash hand basin with cupboards under, W/C, heated towel rail, half panelled walls, tiled floor, and extractor fan.

Lower Ground Floor

* Hallway, radiator, understairs storage cupboard.

* Cloakroom in classic white, W/C, wash hand basin, radiator and extractor fan.

* Kitchen/Dining room - Extremely well fitted kitchen with good range of high gloss eye and base level units, sink unit, work tops, integrated washing machine and dishwasher. Neff electric oven and ceramic induction hob with extractor hood. Integrated Neff fridge/freezer with store cupboards to side, cupboard concealing gas combination boiler, downlighters and Karndean flooring.

* Dining area - Bifold doors to attractive paved courtyard.

* Sitting room - Double aspect, double glazed leaded light windows to front, radiator and TV ariel point.

OUTSIDE

* Front - shingled driveway providing parking for several vehicles. Pathway leads to front door, large area of lawn to side. **Space for home office.**

* Detached barn style garage with power and light.

* Rear garden - Most attractive paved courtyard enclosed by walling and iron railings.

GENERAL

* **Services** - Mains water and electricity, private drainage. Gas heating. Double glazed windows

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* **Local Authority** - Waverley B. C., The Burys, Godalming GU7 1HR 01483 523333

* **Council Tax** - Band TBC

* **Tenure** Freehold

* **Miscellaneous** - Gated access to septic tank at the rear.

DIRECTIONS

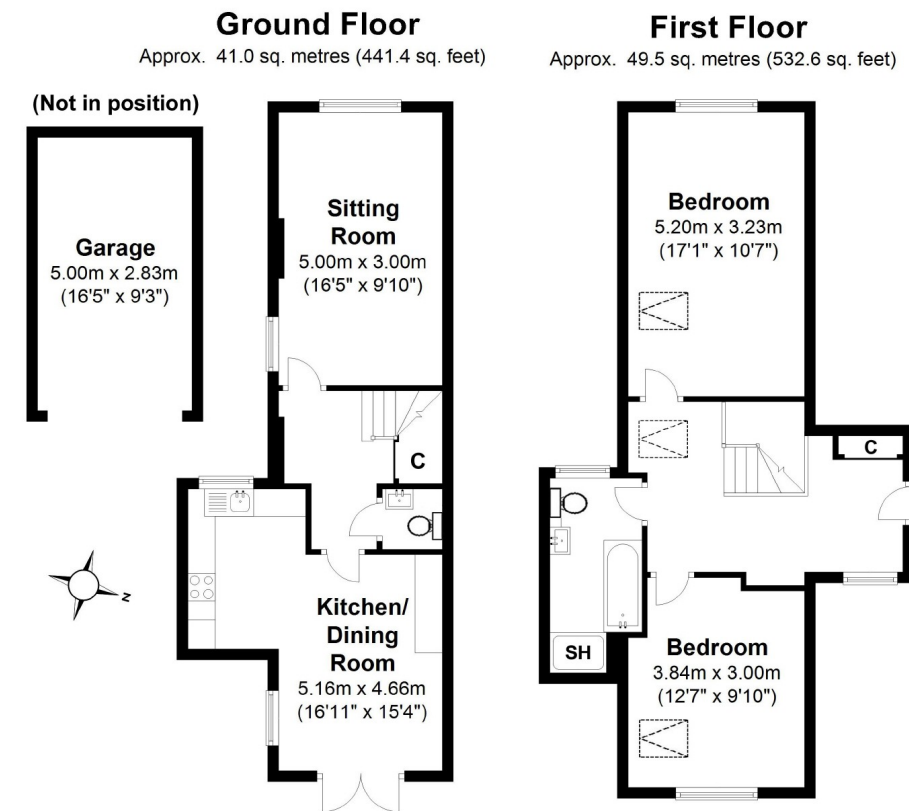
* Leave Farnham via South Street and at the main traffic lights go straight across and over the level crossing. Bear left into Waverley Lane and take the third turning on the left into Old Compton Lane. Bear right and continue down the hill, take the next right into Old Compton Lane and at the brow of the hill turn left into an unmade lane where Oak Cottage is situated at the end ahead of you.

VIEWING

Viewing by prior appointment with Andrew Lodge Estate Agents, Farnham - Tel: 01252 717705
Opening hours 9a.m. - 6p.m. Monday to Friday, 9a.m. - 5p.m. 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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House area: approx. 90.5 sq. metres (974.1 sq. feet)
Garage area: approx. 14.2 sq. metres (152.8 sq. feet)
Total area: approx. 104.7 sq. metres (1127.0 sq. feet)

This plan is for layout guidance only.
Measurements are for general guidance
only and must not be relied upon

ANDREW LODGE
estate agents