



39 Waverley Lane, Farnham

Farnham, Surrey, GU9 8BH

Guide Price **£1,250,000**

ANDREW LODGE

estate agents



39 Waverley Lane

Farnham

A rare opportunity in prime south Farnham offering tremendous scope for improvement/enlargement s.t.p.p. occupying a wonderful plot of 0.41 acre

* No Onward Chain *

- 4 bedrooms
- 2 bath/shower rooms
- Sitting room & Play room
- Kitchen/dining room
- Study
- Conservatory
- Utility & Cloakroom
- Parking for numerous vehicles
- Detached garage, store & workshop
- Mature plot of approx 0.41 of an acre

Property Summary

Offered to the market for the first time in over 50 years, this charming four-bedroom detached residence occupies a magnificent and mature plot of approximately 0.41 acres, presenting an exceptional opportunity to create a truly outstanding family home. Positioned in one of south Farnham's most sought-after locations, the property lies just moments from South Farnham School, the mainline station, and the elegant Georgian town centre of Farnham. This highly convenient yet peaceful setting is perfectly suited to both family life and commuting.



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Accommodation: The property itself offers well-balanced and generously proportioned accommodation, retaining a traditional layout that now provides exciting scope for modernisation and reconfiguration. Subject to the necessary consents, there is considerable potential to extend or remodel, allowing an incoming purchaser to design and craft a bespoke home tailored to their exacting standards.

Outside: Externally, the grounds are a particular highlight. The substantial plot, extending to approx .41 of an acre, offers a wonderful sense of privacy and seclusion, with mature surroundings and ample space for landscaping. A large detached garage and outbuilding enhance the property's versatility, lending themselves to a variety of uses including workshop space, storage, or conversion potential.

Properties of this calibre, combining a prime location, generous grounds, and such significant potential, are seldom available. This is a truly special opportunity to acquire and transform a home of enduring appeal.

Key Features Include: Elegant four-bedroom detached residence / First time offered for sale in over half a century / Magnificent plot of approximately 0.41 acres / Prestigious south Farnham location / Short walk to South Farnham School, mainline station, and town centre / Exceptional scope for enlargement and enhancement (STPP) / Substantial garage and outbuilding / Rare opportunity to create a bespoke, high-quality home





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General: Services – Mains water, electricity and drainage. Gas heating / Local Authority – Waverley B. C., The Burys, Godalming GU7 1HR 01483 523333 / Council Tax – Band G with an annual charge for the year ending 31.03.27 of £4,338.18 / Tenure – Freehold / EPC Rating – E / Mobile phone signal available, Ultrafast broadband (via Ofcom).

Situation: The property is situated to the south of Farnham in a prestigious and highly sought after location, within level walking distance of the mainline station and town centre. Excellent schools are close by including St Polycarp's Catholic Primary School, South Farnham School, Weydon Academy Secondary School, Edgeborough and Frensham Heights.

Farnham: The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafés and an excellent choice of restaurants. There is a Waitrose, Sainsbury's, Leisure Centre, David Lloyd Leisure Centre, local rugby, football and tennis clubs, and Farnham's historic deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking, cycling and dog walking. The 6 screen REEL cinema has been a welcome addition to the new Brightwells Yard Development.

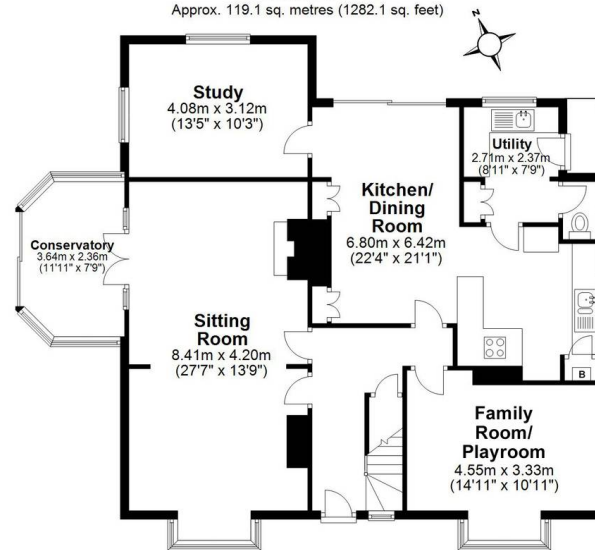
Country Pursuits: Excellent opportunities exist within the immediate area for walking, riding and cycling with much of the neighbouring land belonging to the National Trust, Forestry Commission and RSPB, and the North Downs Way footpath accessed from Broomleaf Road.



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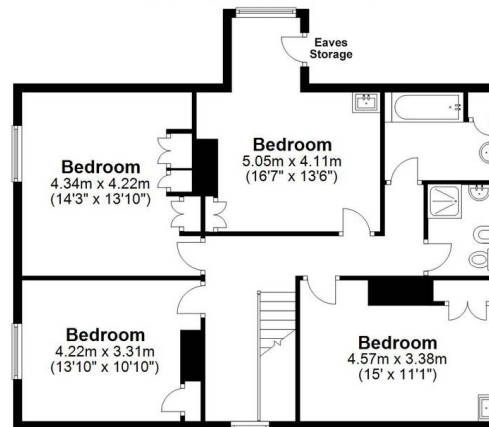
Ground Floor

Approx. 119.1 sq. metres (1282.1 sq. feet)



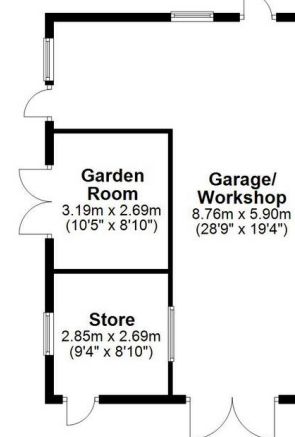
First Floor

Approx. 89.5 sq. metres (963.7 sq. feet)



Outbuilding

Approx. 51.6 sq. metres (555.8 sq. feet)



House area: approx. 208.7 sq. metres (2245.8 sq. feet)
Outbuilding area: approx. 51.6 sq. metres (555.8 sq. feet)
Total area: Approx. 260.3 sq. metres (2801.6 sq. feet)

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

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Andrew Lodge Estate Agents

Andrew Lodge Ltd, 28A Downing Street – GU9 7PD

01252717705 • info@andrewlodge.co.uk • andrewlodge.net/