



28 Waverley Lane, Farnham

GU9 8BJ

Guide Price £1,400,000

ANDREW LODGE
estate agents



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An attractive and well-presented 4 bedroom detached family home, originally built in the 1930s, and occupying a delightful and private plot in this highly popular and convenient location.

- Attractive and substantially improved 1930s detached family home
- Four bedrooms and two bath/shower rooms, including an en suite
- Superb open-plan kitchen/dining room with central island and integrated appliances
- Roof lantern, casement and bi-fold doors creating a light and sociable living space
- Delightful private rear garden with large entertaining terrace, lawn and raised vegetable beds
- Generous off-road parking for approximately seven vehicles, including space for a boat or caravan, plus garage
- Large timber outbuilding offering excellent home office/gym/studio potential, with hot tub area
- Highly popular location within walking distance of excellent local schools, Georgian town centre and main line station



The property has been the subject of considerable improvement and enlargement by the current owners, creating a spacious and versatile home ideally suited to modern family life.

The accommodation is complemented by a superb open-plan kitchen and dining room, with the kitchen featuring a central island and a range of integrated appliances. A wide archway provides an attractive division between the kitchen and dining areas, whilst a roof lantern floods the space with natural light. Casement doors and bi-fold doors provide an excellent connection with the rear garden, making this an ideal space for both everyday family living and entertaining.

Further accommodation includes a comfortable sitting room, study, utility room and cloakroom, together with four bedrooms and two bath/shower rooms, one of which is en suite. The master bedroom enjoys a pleasant rear aspect and features an attractive bay window.

Outside, the property occupies a particularly appealing plot with a good degree of privacy. There is extensive off-road parking for approximately seven vehicles, including ample space for a boat, caravan or other larger vehicle, together with a garage.

The rear garden is a lovely feature of the property, with a large paved terrace providing an excellent area for entertaining and enjoying the garden, an area of lawn and raised vegetable beds. A substantial timber outbuilding offers excellent potential for use as a home office, gym, studio or other ancillary space. There is also a hot tub.





Situated within easy walking distance of excellent local schools, Farnham's historic Georgian town centre and main line railway station, the property combines the character and proportions of a 1930s home with the space, flexibility and amenities required for contemporary family living. An impressive and versatile family home which, in our opinion, offers an excellent combination of accommodation, outside space, garage and parking for numerous vehicles.

General: Services - Mains water, electricity and drainage. Gas heating. Local Authority - Waverley B. C., The Burys, Godalming GU7 1HR Council Tax - Band E with an annual charge for the year ending 31.03.27 of £3,181.33. Tenure - Freehold / EPC Rating - C / Mobile phone signal available, Ultrafast broadband (via Ofcom). Double glazed windows.

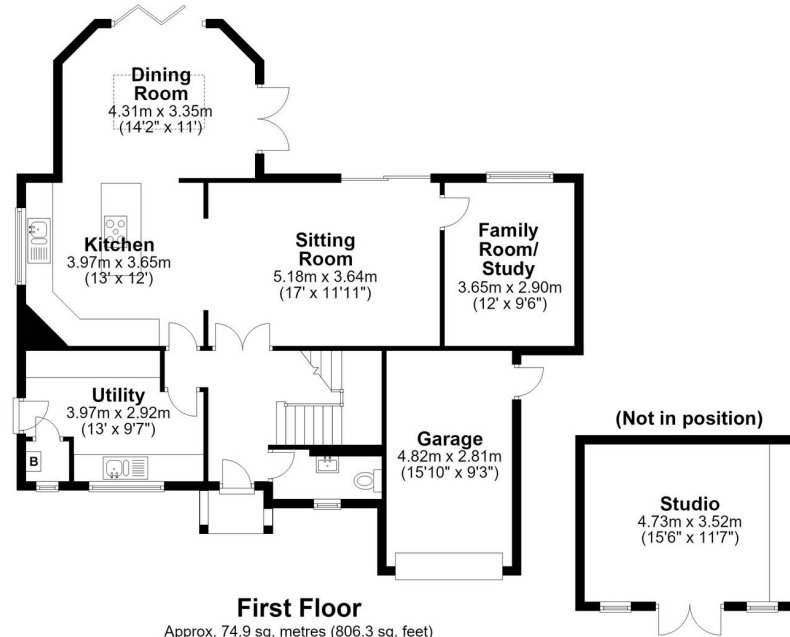
Situation: The property is situated to the south of Farnham in a highly sought after location, within level walking distance of the mainline station and town centre. Excellent schools are close by including St Polycarp's Catholic Primary School, South Farnham School, Weydon Academy Secondary School, Edgeborough and Frensham Heights. 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. The 6 screen REEL cinema has been a welcome addition to the new Brightwells Yard Development.



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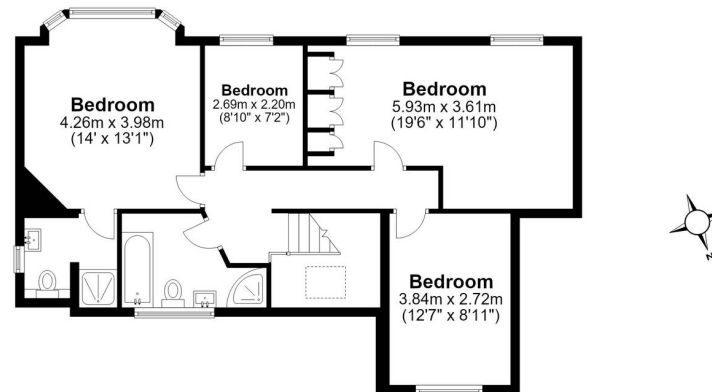
Ground Floor

Approx. 98.1 sq. metres (1056.0 sq. feet)



First Floor

Approx. 74.9 sq. metres (806.3 sq. feet)



House area: approx. 159.5 sq. metres (1716.8 sq. feet)

Garage & Studio area: approx. 30.2 sq. metres (325.1 sq. feet)

Total area: approx. 189.7 sq. metres (2041.9 sq. feet)

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



Andrew Lodge Estate Agents

28A Downing Street – GU9 7PD

01252 717705 • info@andrewlodge.co.uk • andrewlodge.net/

Leave Farnham via South Street. At the traffic lights go straight across into Station Hill. Go over the railway crossing and take the left hand fork into Waverley Lane where number 28 can be found on the right hand side.