



Hillview/ Sandy Lane Farnham Surrey

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An attractive New England style home, with equestrian facilities, in a sought after semi rural setting. The spacious and well presented accommodation includes a double aspect living room with feature fireplace and doors out to a wonderful south facing veranda. The large dining room features a fireplace with log burner and has doors leading to the study and kitchen/breakfast room. The kitchen is fitted with a range of attractive units, oak work surfaces, a breakfast bar and is a lovely bright space thanks to a part vaulted glazed roof and french doors overlooking the rear garden. Further benefits include a larder, utility room and laundry room. On the first floor there are four generous bedrooms and a family bathroom. The spacious master bedroom has an impressive vaulted ceiling and an en-suite bathroom.

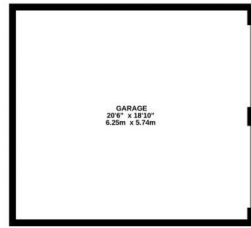
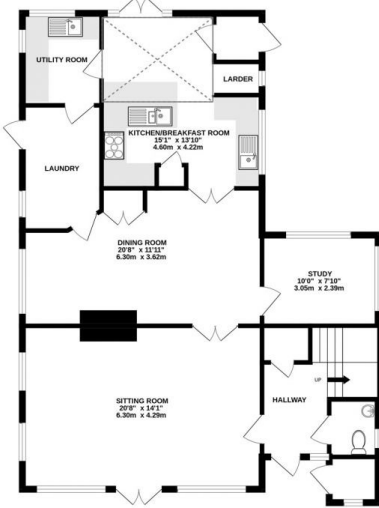
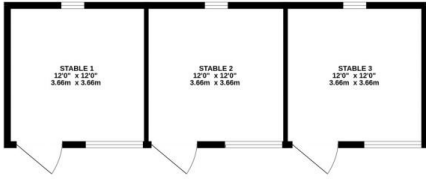
The attractive rear garden is made up of lawn, shingle and patio areas enclosed by wood panel fencing and natural

Price : Price Guide £1,350,000
EPC EER : 76
EPC EER Potential : 85
View : <https://www.keatsfearn.co.uk/sale/surrey/rushmoor/farnham/residential/detached/8044478>

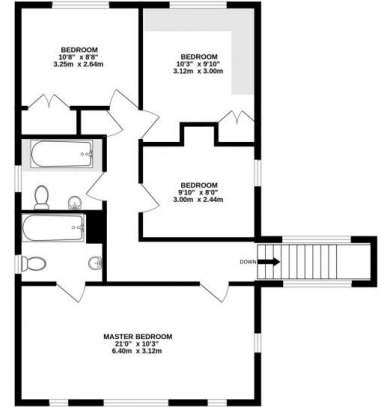


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GROUND FLOOR
1859 sq.ft. (172.7 sq.m.) approx.



1ST FLOOR
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 2626sq.ft. (244.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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