Dons Cottage, Green Lane Farnham Surrey

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Star Features * Detached, family home * 5 Bedrooms and 2 Bath/shower rooms * Planning granted for 2 storey extension WA/2017/1975 * Secluded plot of over 0.75 acres * Garaging for 4 cars and paddock * Detached annexe with 2 beds/2 shower rooms and parking * Located behind automated gates with driveway for several cars * Potential for further additional dwelling subject to p/p * Potential for a variety of uses subject to necessary consents being obtained * Total floor area circa 3,078 sq ft

A fabulous family home set on a large mature plot. The flexible accommodation would suit families of all ages and also offers the potential to create an annexe if required. The hub of the home is the kitchen/dining room, a light and spacious room with a part vaulted ceiling and skylight windows, as well as windows to the front and rear. The kitchen is fitted with a range of floor and wall mounted units, range cooker, dishwasher and space for an American
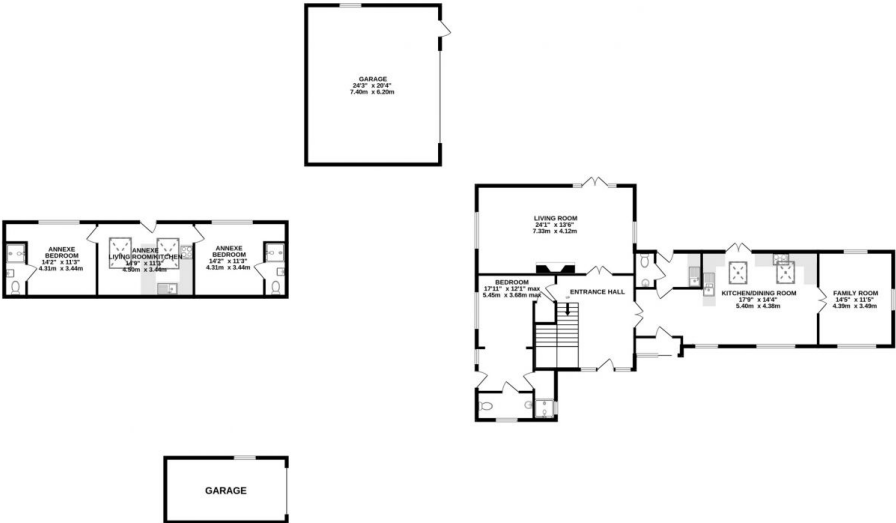
Price : Price Guide £1,399,995
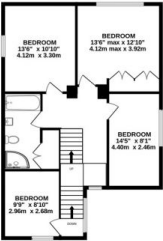**View** : https://www.keatsfearn.co.uk/sale/surrey/badshot-lea/farnham/residential/detached/8145155

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GROUND FLOOR
2497 sq.ft. (232.0 sq.m.) approx.

1ST FLOOR
763 sq.ft. (70.9 sq.m.) approx.

GARAGE
24'3" x 20'4"
7.40m x 6.20m

ANNEXE
BEDROOM
14'2" x 11'3"
4.31m x 3.44m

ANNEXE
LIVING ROOM
14'9" x 11'3"
4.50m x 3.44m

ANNEXE
KITCHEN

ANNEXE
BEDROOM
14'2" x 11'3"
4.31m x 3.44m

GARAGE

LIVING ROOM
24'1" x 13'6"
7.33m x 4.12m

BEDROOM
17'11" x 12'1" max
5.45m x 3.68m max

ENTRANCE HALL

KITCHEN/DINING ROOM
17'9" x 14'4"
5.40m x 4.38m

FAMILY ROOM
14'5" x 11'5"
4.39m x 3.49m

BEDROOM
13'6" x 10'10"
4.12m x 3.30m

BEDROOM
13'6" max x 12'10"
4.12m max x 3.92m

BEDROOM
14'5" x 8'1"
6.40m x 2.46m

BEDROOM
9'9" x 8'10"
2.96m x 2.68m

TOTAL FLOOR AREA : 3260 sq.ft. (302.9 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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Dons Cottage Proposed Rear addition

Side elevation

Side elevation towards Driveway

Entrance Elevation

Rear elevation towards Garden

Proposed Plan at Ground

Proposed Plan at First