



7 Old Compton Lane, Farnham

GU9 8BS

Guide Price **£1,750,000**

**ANDREW LODGE**

*estate agents*



## 7 Old Compton Lane

### Farnham

A rare opportunity to acquire a handsome detached family home in one of south Farnham's most prestigious residential roads. Offered to the market for the first time in over 50 years, this much-loved property occupies a wonderful plot of approximately 0.34 acres and offers tremendous scope for modernisation and enlargement, subject to the necessary consents.

- First time on the market for over 50 years
- Handsome detached family residence
- Prestigious south Farnham location
- Tremendous scope for updating and extension (STPP)
- Magnificent south-westerly facing rear garden
- Plot extending to approximately 0.34 acres
- Close to Farnham town centre, excellent schools and mainline station
- Easy access to the North Downs Way and surrounding countryside



The accommodation is complemented by a wonderful south-westerly facing rear garden extending to approximately 0.34 acres, providing a good degree of privacy. The mature grounds offer an idyllic setting for family life, entertaining and further enhancement. Ideally situated within easy reach of Farnham's charming Georgian town centre, the property also enjoys convenient access to highly regarded schools, the mainline station providing services to London Waterloo, and the picturesque North Downs Way with its extensive network of countryside walks.

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## Farnham

Combining an enviable location, generous plot, outstanding potential and a rich family history, this is a truly exceptional opportunity to acquire a landmark home in one of Farnham's most desirable residential settings.

### 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 31.03.26 of £4,135.38 / Tenure - Freehold / EPC Rating - tbc / Mobile phone signal limited indoor/likely outdoor. Superfast broadband (via Ofcom).

### Situation

The property is located on one of Farnham's premier roads, well known for its variety of substantial and individual houses and is within a short distance of Farnham town centre and mainline station.

### Farnham Town Centre

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 including Cote Brasserie, Pizza Express and Zizzi. Farnham's Brightwells Yard brings something for everyone to the heart of historic Farnham, with a new 6 screen cinema, cafés, bars, restaurants, open space, and parking set alongside 1, 2 and 3 bedroom apartments. There is a Sainsburys, Waitrose, Leisure Centre, David Lloyd Leisure Centre and Farnham's historic deer park offering over 300 acres of beautiful open countryside.





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Farnham

## Schools

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

## Farnham Area

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.

## Location

Farnham town centre 1 mile / Mainline station 0.7 of a mile, approximately 10 minutes walk (London Waterloo within 53 minutes) / A31 ¾ of a mile, London 37 miles, A3 9 miles / (All distances and times are approximate)

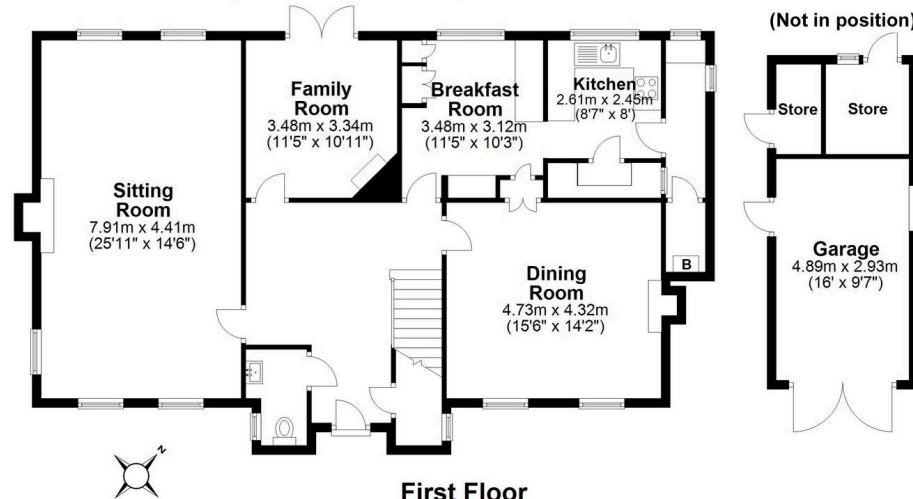
**Directions:** Leave Farnham via South Street and at the main traffic lights go straight across and over the level crossing. Bear left into Waverley Lane and take the third turning on the left into Old Compton Lane where the property can be found along on the left hand side.



# Old Compton Lane, Farnham, GU9 8BS

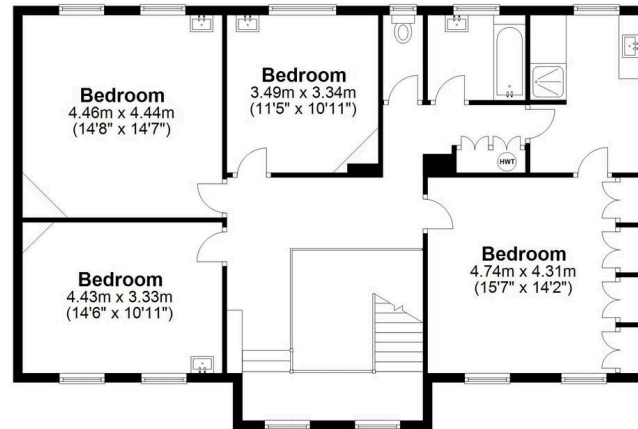
## Ground Floor

Approx. 116.5 sq. metres (1254.0 sq. feet)



## First Floor

Approx. 112.3 sq. metres (1208.9 sq. feet)



House area: approx. 228.8 sq. metres (2462.8 sq. feet)

Garage & Stores: approx. 20.4 sq. metres (219.6 sq. feet)

Total area: approx. 249.2 sq. metres (2682.4 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

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