



Park House, 1 Compton Way, Farnham

Surrey GU10 1RD

Guide Price **£2,750,000**

ANDREW LODGE

estate agents



Park House, 1 Compton Way

Farnham, Surrey

An Outstanding Country Home in the Prestigious Moor Park Estate

- Exceptional five bedroom country residence with elegant, light-filled interiors
- Set within approximately 1.4 acres of beautifully landscaped private gardens
- Prestigious Moor Park estate location
- Magnificent bespoke kitchen with premium appliances and central island
- Stunning open-plan kitchen/dining/family space with bi-fold doors
- Expansive decked terrace ideal for outdoor entertaining and al fresco dining
- Formal sitting room, additional family room and bespoke bar
- Luxurious principal suite with dressing room and en-suite shower room
- Two further en-suite bedrooms plus stylish family bathroom
- Integral double garage, extensive driveway parking and outbuilding/home office/gym



Occupying an idyllic position within approximately 1.4 acres of beautifully landscaped private gardens, this exceptional five-bedroom country residence enjoys an enviable setting on the highly regarded Moor Park estate, one of Farnham's most prestigious residential locations.

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Beautifully presented throughout, the property combines elegant proportions with contemporary luxury, offering superbly designed family accommodation extending across spacious and light-filled interiors. Every aspect of the home has been thoughtfully considered, creating a seamless balance between refined living and relaxed modern family life.

At the heart of the home is a magnificent bespoke kitchen, expertly crafted and beautifully appointed with an extensive range of premium cabinetry, integrated appliances and a generous central island. The kitchen flows effortlessly into the impressive dining and family areas, where full-width bi-fold doors open onto an expansive decked entertaining terrace, creating a wonderful connection between the house and its stunning gardens. This exceptional space is perfectly suited to both everyday family living and large-scale entertaining.

Complementing the open-plan living space is a beautifully proportioned formal sitting room, an additional family room and an impressive bespoke bar, providing an ideal setting for entertaining guests throughout the year. A well-equipped utility room and stylish cloakroom complete the ground floor accommodation.





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The first floor offers five generous double bedrooms, thoughtfully arranged to provide luxurious family accommodation. The principal suite enjoys delightful garden views and benefits from an elegant en-suite shower room and dressing room, while two further bedrooms also feature beautifully appointed en-suite's. The remaining bedrooms are served by a luxurious family bathroom, all finished to an exceptional standard with high-quality fittings and contemporary design.

The grounds are undoubtedly one of the property's defining features. Extending to approximately 1.4 acres, the beautifully landscaped gardens provide complete privacy. Sweeping lawns, mature specimen trees, colourful borders and established planting create a picturesque setting, while the extensive decked terrace offers the perfect space for al fresco dining, summer entertaining and a raised terrace enjoying views over the surroundings.

Practicality is equally well catered for with an integral double garage, extensive driveway parking for numerous vehicles and a substantial outbuilding currently arranged as a home office and gym, providing flexible accommodation ideally suited to modern lifestyles.



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Situated within the exclusive Moor Park estate, the property enjoys easy access to the historic market town of Farnham, renowned for its Georgian architecture, boutique shopping, cafés and restaurants. Excellent schools, mainline rail services to London Waterloo and an abundance of surrounding countryside, including nearby woodland and scenic walks, make this one of Surrey's most desirable places to live.

Offering exceptional privacy, beautifully landscaped grounds and impeccably appointed accommodation, this remarkable country home presents a rare opportunity to acquire an outstanding family residence in one of Farnham's most sought-after locations.

General: Services - Gas fired central heating, mains water, private drainage, electricity / Local Authority - Waverley B. C, The Burs, Godalming GU7 1HR 01483 523333 / Council Tax - Band H with an annual charge for the year ending 31.03.27 of £5,205.82 / EPC rating - C / Tenure - Freehold / Mobile phone signal available. Superfast broadband available (via Ofcom).

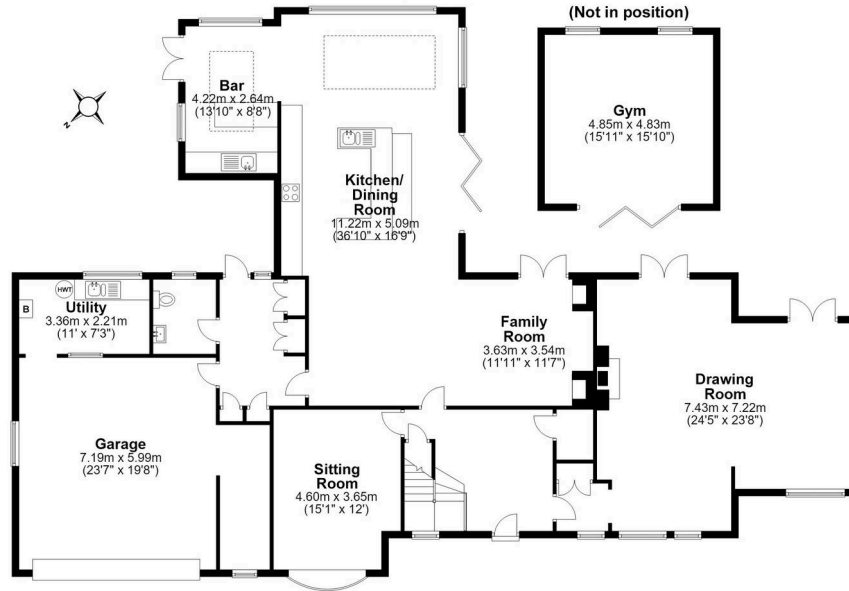
Directions: Leave Farnham via South Street and at the main traffic lights continue straight across. At the level crossing, bear left into Waverley Lane and take the third turning left into Old Compton Lane. Turn right into Moor Park Lane and on into Compton Way. Continue along and Park House can be found on the right before the junction with Crooksbury Road.



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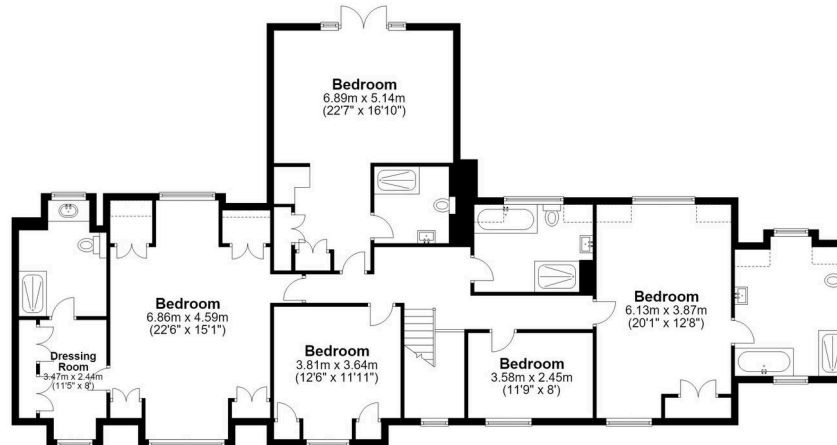
Ground Floor

Approx. 226.4 sq. metres (2437.5 sq. feet)



First Floor

Approx. 167.3 sq. metres (1800.5 sq. feet)



House area: approx. 351.6 sq. metres (3784.6 sq. feet)

Garage & Outbuilding area: approx. 65.5 sq. metres (705.0 sq. feet)

Total area: approx. 417.1 sq. metres (4489.6 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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