



5 Bat & Ball Lane, Farnham

GU10 4RA

Guide Price **£950,000**

ANDREW LODGE

estate agents



5 Bat & Ball Lane

Farnham

A spacious four bedroom detached bungalow in a highly sought after south Farnham location

- Highly sought after south Farnham location
- Spacious four bedroom detached bungalow
- Bright and well-proportioned sitting room
- Separate dining room ideal for entertaining
- Family bathroom plus additional shower room
- Four bedrooms overlooking the rear garden
- Flexible layout suited to families or downsizers
- Garage and driveway parking for multiple vehicles
- Generous plot with excellent privacy

Occupying a generous plot in one of south Farnham's most desirable residential locations, this well proportioned four bedroom detached bungalow presents an excellent opportunity for families, downsizers and those seeking multi-generational living. Offering flexible accommodation throughout and the potential to modernise or personalise, the property is ideally positioned within walking distance of highly regarded local schools and enjoys excellent access to Farnham town centre and surrounding countryside.



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The accommodation is arranged around a welcoming entrance hallway, which provides access to the principal living spaces. To the front of the property is a bright and spacious sitting room, enjoying pleasant views over the front garden. Also positioned to the front is the fitted kitchen, complemented by a separate dining room, creating an ideal layout for both everyday family life and entertaining.

To the rear of the bungalow are four well proportioned bedrooms, all overlooking the private rear aspect, providing peaceful and comfortable accommodation. The property is served by a family bathroom together with a separate shower room, offering added convenience for larger households.

Externally, the property benefits from a garage and driveway providing off road parking for several vehicles. A particular feature of the home is its generous front garden, which offers an attractive outlook, excellent privacy and ample space for outdoor enjoyment or landscaping. The rear garden is designed for ease of maintenance.

This appealing bungalow offers tremendous scope for a purchaser to create a superb long term home in a prime south Farnham setting. With spacious accommodation all on one level, excellent local schooling within walking distance and flexible living arrangements suited to a variety of buyers, 5 Bat and Ball Lane represents a rare opportunity in this highly desirable location.





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General: Services – Mains water, electricity and drainage. Gas central heating / Local Authority – Waverley B. C., The Burys, Godalming GU7 1HR 01483 523333 / Council Tax – Band F with an annual charge for the year ending 31.03.27 of £ 3759.76 / Tenure – Freehold / EPC Rating – E / Mobile signal available. Superfast broadband (via Ofcom).

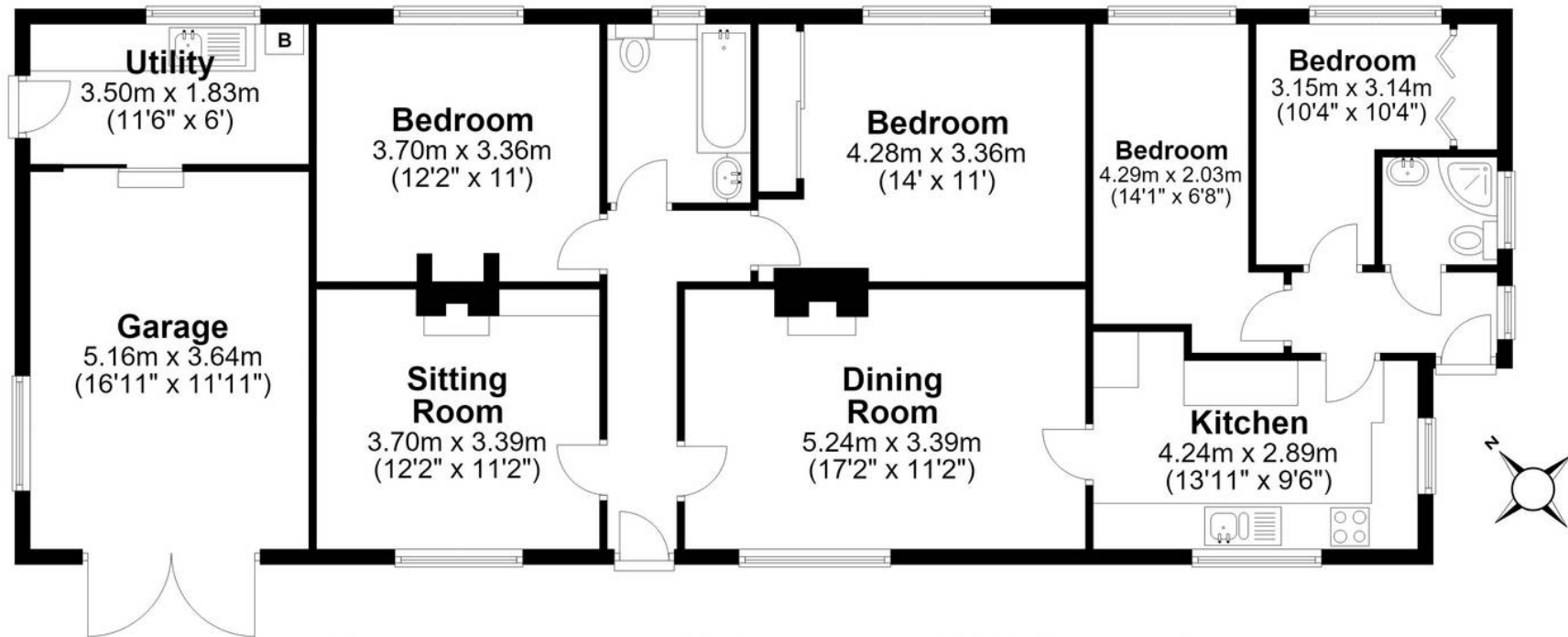
Situation: 5 Bat & Ball Lane occupies a delightful position in this much sought after area of South Farnham, convenient to local shops, public houses, well regarded schools and mainline station. The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafés and an excellent choice of restaurants. There is a Waitrose, Sainsbury's, Leisure Centre, David Lloyd Club, local Rugby, Football, Cricket and Tennis clubs, and Farnham's historic deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking, cycling and dog walking, with much of the neighbouring land belonging to the National Trust. The property is also within walking distance of the Bat and Ball pub. There is an excellent choice of both state and private schools in the area including Waverley Abbey, South Farnham School, Weydon Secondary School, Edgeborough, Frensham Heights and Barfield. Travel links are first class with the A31/A3 and mainline station providing links to London and the South Coast.



5 Bat and Ball Lane, Farnham, GU10 4RA

Ground Floor

Approx. 129.4 sq. metres (1392.4 sq. feet)



House area: approx. 110.6 sq. metres (1190.5 sq. feet)

Garage area: approx. 18.8 sq. metres (202.4 sq. feet)

Total area: approx. 129.4 sq. metres (1392.9 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

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