



NUTSHELL LANE, UPPER HALE
FARNHAM, SURREY, GU9

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

**Nutshell Lane, Upper Hale,
Farnham, Surrey, GU9**

**Guide Price £ 1,000,000
Freehold**

 **4 Bedrooms**
 **3 Bathrooms**
 **3 Receptions**

Features

Entrance hall, cloakroom, sitting room, family room, study, kitchen/dining room, utility room, 4 double bedrooms, 3 bathrooms (2 en suite), ample parking, mature gardens.

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Located down a highly desirable road on the fringes of Farnham Deer Park, is this very well presented and comfortable detached family home boasting some 2500 sq. ft. This home benefits from ample parking, and a well-stocked private rear garden.

The Property

A superb and spacious four double bedroom detached family home situated in a quiet lane that benefits from having access directly onto Farnham Deer Park at the end of the lane. The house offers comfortable and versatile accommodation over two floors with generous size reception rooms and bedrooms. The house is entered via a porch that opens into a large entrance hall that giving access to all the principal rooms: a downstairs cloakroom, triple aspect sitting room, family room, study, and the main feature of the house, the large kitchen/dining room that spans 26'3 ft. which is ideal for a growing family. The kitchen and sitting room both give access to the rear garden, with a utility room off the kitchen. To the first floor are four good size double bedrooms with en-suites to the main and guest bedrooms, and a separate family bathroom. In all a spacious house with good flexibility, well designed for modern day living located in this popular and private location.

Outside

The house sits proud and central to its plot. The generous front garden is enclosed by a mixture of a

low-level wall and mature hedging giving a high degree of seclusion. There is a small lawned area with the majority of the front a gravel driveway that provides ample parking. There is access to the garage which has been semi-converted into a studio, and an area to the right hand side of that which is prime to house a car port. There is pedestrian access to the rear garden which is mainly laid to lawn with a good selection of shrubs, flowers and trees and well planted borders with a mixture of wooden fencing and mature hedges. To the rear of the house is a good-sized patio terrace ideal for entertaining.

Location

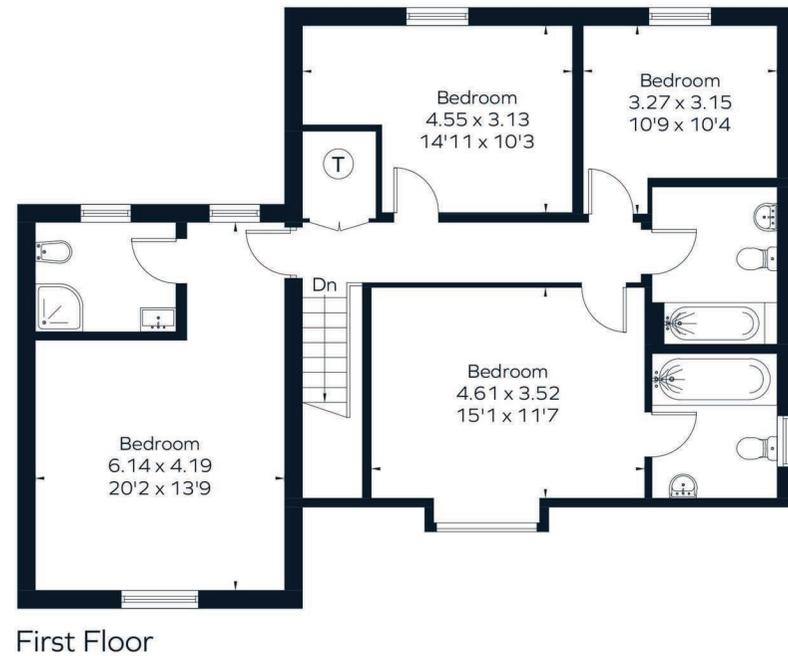
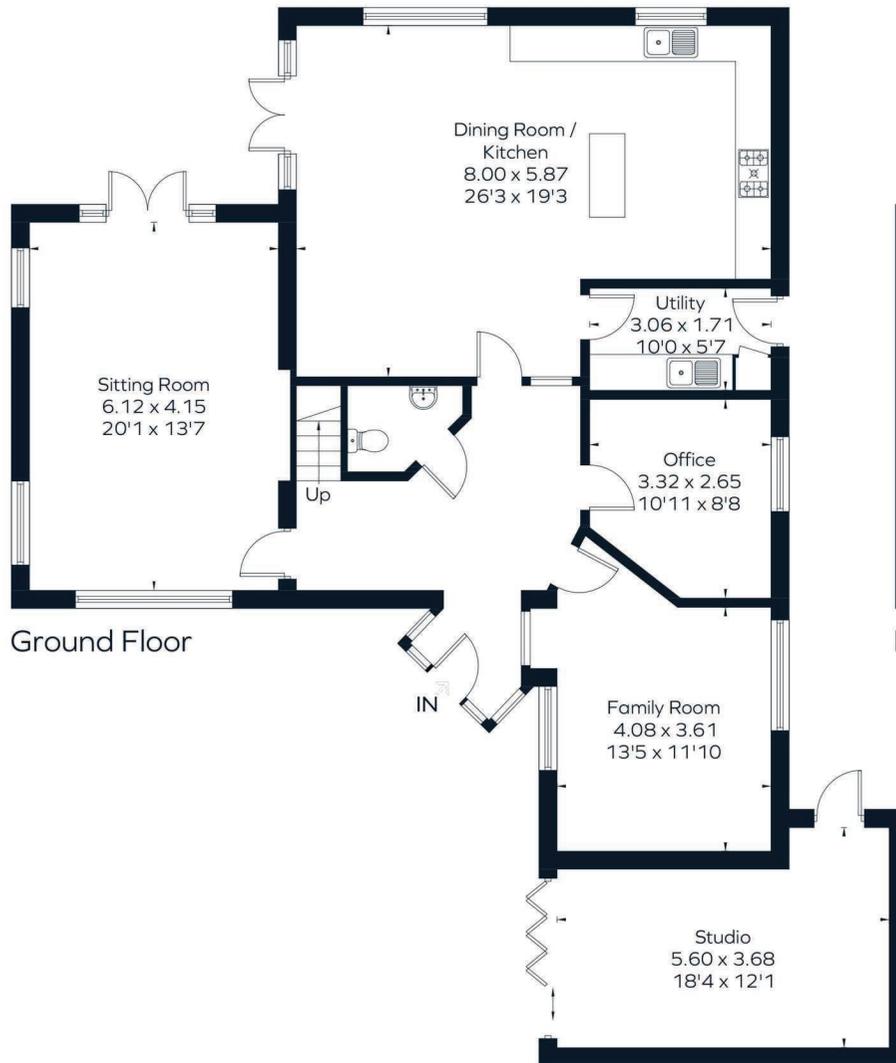
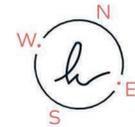
The property is tucked away in a highly desirable and quiet lane within an established residential area on the north side of Farnham. The house gives great access to Farnham Deer Park and Caesar's Camp, both of which offer extensive walks, with the former also benefitting from recreational areas and giving access into Farnham. Nearby there are local shops, pubs and restaurants and a good range of schools for all age groups. Farnham itself provides a comprehensive range of shopping, leisure and cultural facilities as well as a mainline station to Waterloo within the hour. From this location, there is easy access to the A31, A331 and A3. Junction 5 of the M3 is within 9 miles distance and gives access to the national motorway network, Heathrow and Gatwick airports.

{ **A SUBSTANTIAL 4 BEDROOM DETACHED
FAMILY HOME.**

Approximate Area = 214.1 sq m / 2304 sq ft

Studio = 18.2 sq m / 196 sq ft

Total = 232.3 sq m / 2500 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

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For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include

cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Energy Efficiency Rating		Current	Potential
105+	A		
81-104	B		
62-80	C		75
45-61	D	67	
35-44	E		
21-34	F		
1-20	G		

Full energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

