

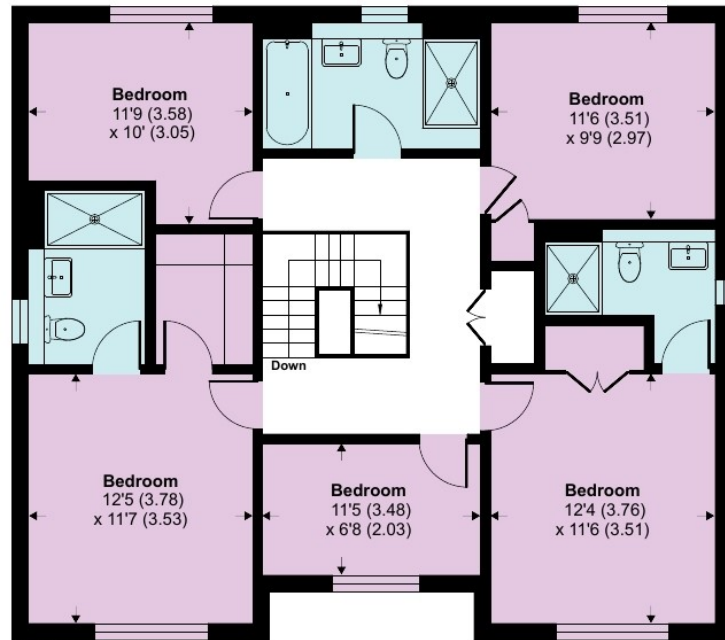
# Potters Mews, Farnham, GU10

Approximate Area = 2214 sq ft / 205.6 sq m

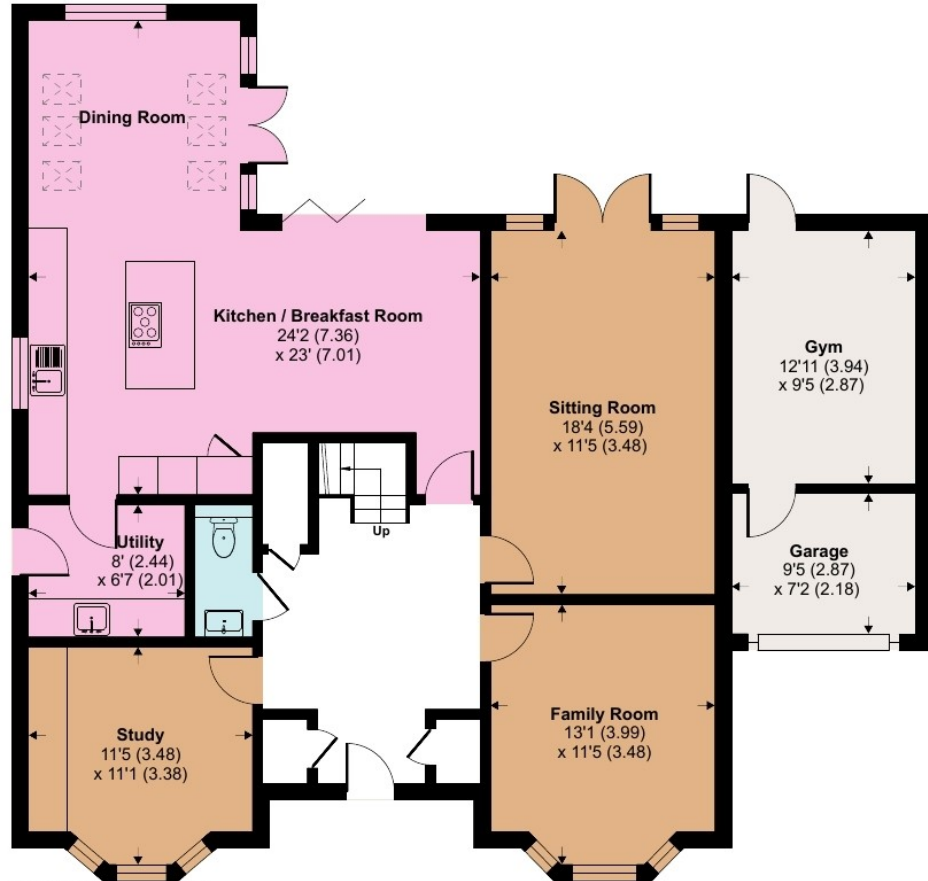
Garage = 193 sq ft / 17.9 sq m

Total = 2407 sq ft / 223.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



## POTTERS MEWS, FARNHAM, SURREY, GU10

Offers in excess of £1,250,000

An elegant family home, offering high specification living with a south facing garden, located between the picturesque village of Frensham and Farnham town.

Tel 01252 733042  
 Email Farnham@winkworth.co.uk  
 99 West Street, Farnham, GU9 7EN

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**ACCOMMODATION**

- High specification kitchen/breakfast/dining 'hub' room
- Three reception rooms
- Turnkey living
- Principal suite and guest bedroom with en suite
- Three further double bedrooms
- Garage and gym
- Far reaching countryside views
- South facing rear garden
- NHBC remaining until October 2030
- Catchment to South Farnham School



**Outside**  
 The rear garden faces in a southerly direction and is mainly laid to lawn. There are far reaching views to surrounding countryside and the garden offers somewhat of a blank canvas for the next homeowner. There is a decking area, children's play area, wide patio, a terraced balcony that is ideally setup for entertaining, access to the gym and garage, side access to front. There is a brick paved driveway to the front with parking for three vehicles, access to the garage and an inviting porchway.

Service charge approx. £700 per annum

**DESCRIPTION**

This recently built home has been finished to a luxury specification and is located within a sought after location, only a short drive from Farnham mainline train station, Weydon Academy and offers catchment to South Farnham School.

The accommodation consists of over 2,400 square feet and the ground floor comprises large spacious entrance hall with storage cupboard, a well-proportioned sitting room with French doors to terraced balcony, kitchen/breakfast/dining room 'hub of the home' with central island and two sets of French doors and bi-folding doors, adjoining utility room with back door to side. There is a smart family room with bay window, downstairs study room with bay window, downstairs cloakroom and two coat/boot cupboards either side of the entrance hallway.

On the first floor there is a principal bedroom suite with a dressing room and en suite shower room, guest bedroom with en suite bedroom, two further double bedrooms, single bedroom, family bathroom, airing cupboard and generous landing area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**LOCATION**

This property is tucked away off Gardener's Hill Road and is situated in between the quintessential villages of Frensham and Rowledge. Within the regarded villages of Rowledge, there is a post office, local stores, butchers, hairdressers, public house, church, village green with popular tennis and cricket clubs and playground. Rowledge benefits from two pre-school nurseries and a popular primary school. There is a Church of England Infant School within within Frenham, a recreational ground with tennis courts and cricket ground, a public house, local store, Bowls Green and church. Close by is the high performing Weydon Secondary School and an excellent choice of private schools including, Frensham Heights, More House and Edgeborough Prep School. There is nearby access into Alice Holt Forest which covers over 2,000 acres and is ideal for walking, running, fishing, cycling and riding. Farnham mainline station is within 3.5 miles. Access to the M3 can be gained via the A331 and the A3 can be joined at Guildford via the A31.

**LOCAL AUTHORITY**

**Waverley Borough Council, Farnham | Council Tax Band G**

**DISCLAIMER**

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.