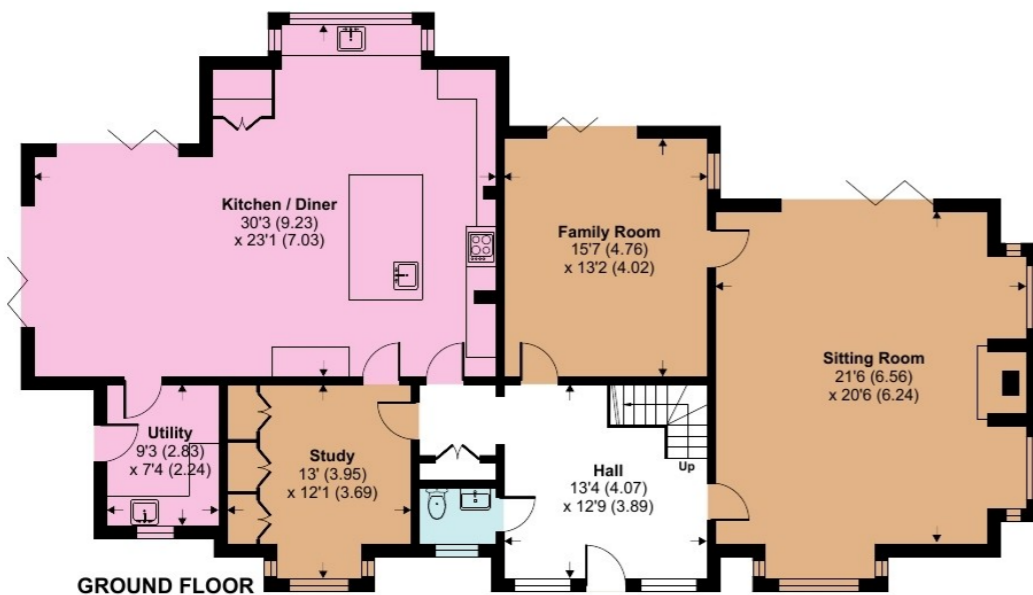
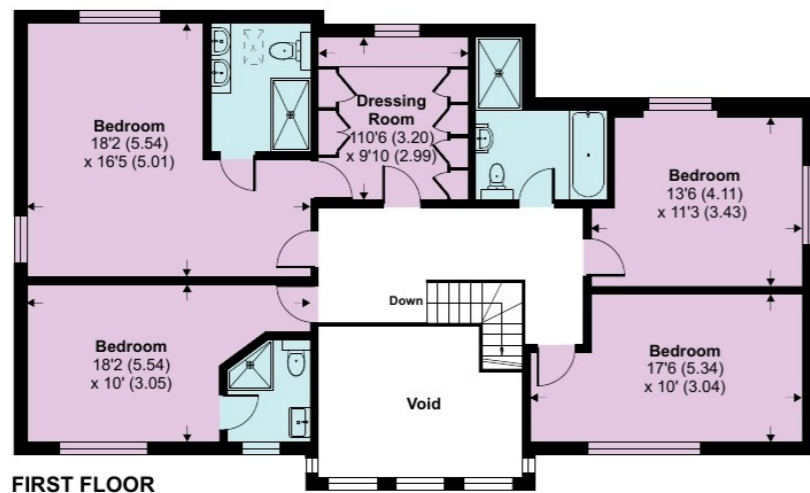
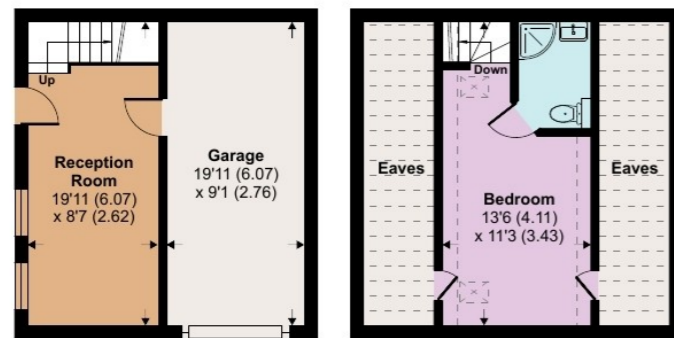


# Sunnydell Lane, GU10

Approximate Area = 2886 sq ft / 268.1 sq m (excludes void)  
 Limited Use Area(s) = 236 sq ft / 21.9 sq m  
 Annexe / Garage = 524 sq ft / 48.6 sq m  
 Total = 3646 sq ft / 338.7 sq m  
 For identification only - Not to scale

Denotes restricted head height



## SUNNYDELL LANE, FARNHAM, SURREY, GU10

Offers in excess of £1,650,000

Impressive family home, offering high specification living, situated in a quiet no through road, in a sought after and convenient location to the south of Farnham.

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

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**Winkworth**



**ACCOMMODATION**

- High specification, German designer, solid wood kitchen within kitchen/diner 'hub' room
- Three reception rooms
- Vaulted entrance hallway
- Five double bedrooms and four bathrooms
- Immaculately presented with designer fittings (Hans Grohe, Villeroy Boch etc.) throughout
- South facing rear garden
- Swimming pool
- South Farnham prime road
- Two Floor Annex and single garage with automatic door



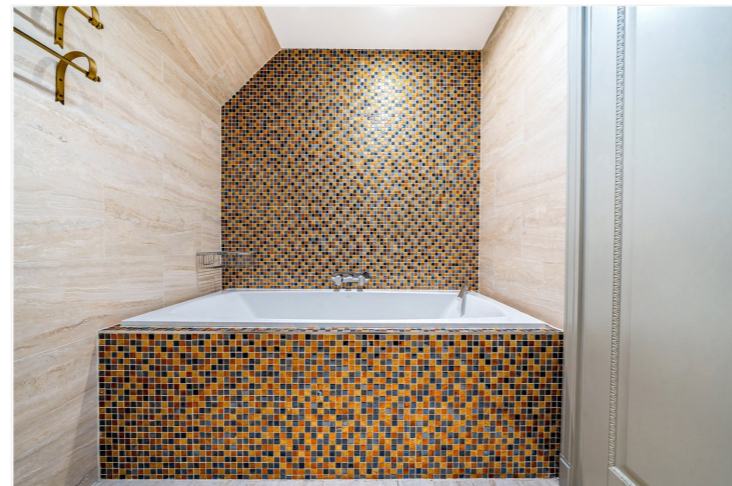
**DESCRIPTION**

Sunnydell House is an imposing home that offers trendy turnkey living that is located within an area of prime South Farnham, only a short drive from the mainline train station.

The high specification accommodation is spacious throughout, perfect for family and/or multi-generational living.

Upon entering, there is a grand vaulted entrance hallway, leading onto an incredible bespoke open plan kitchen/diner with huge central island, granite worktops, solid wood units, two sets of bifolding doors and an adjoining utility room. Also on the ground floor, is an impressive triple aspect sitting room with wood burning stove and bifolding doors, a family room with bifolding doors, a study with built in storage, a downstairs cloakroom and a coat/ shoe cupboard.

To the first floor, there is a striking principal bedroom suite with walk in dressing room and en suite bathroom, guest bedroom with en suite shower room, two further double bedrooms, family bathroom with separate shower, large landing space.



**Outside**

The property sits back from the road with a large cobbled driveway providing ample parking for multiple cars. At the rear of the property there is a level garden mainly laid to lawn with decorative borders that is well screened on all sides providing utmost privacy. Additionally, there is a porcelain tiled patio across the width of the property surrounding a heated swimming pool and seating areas. The outside annex building includes a single garage with an automatic door.

Housed in a separate building beside the main house, is a two floor annex with a further bedroom, an en suite shower room, extensive eaves storage and a further reception room (currently used as office space and gym room respectively, but with potential for other uses).

**LOCATION**

The property is situated in a quiet no-through road in a sought after and convenient location to the south of Farnham within a short distance of the Ridgway shops offering a Tesco Express, bakery, butchers and Langhams recreational ground. There is an excellent choice of both state and private schools in the area including South Farnham (Primary and Nursery) School, Weydon Secondary School, Edgeborough, Frensham Heights, Barfield and More House School. The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many independent shops, cafés and an excellent choice of restaurants. There is a Reel cinema, Waitrose, Sainsbury's, DC leisure Centre, David Lloyd leisure centre and Farnham's historic deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking and cycling. Communications are first class with the A31/A3 and mainline station providing links to London and the South Coast.

**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		97
(81-91) <b>B</b>	82	
(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	