



Greenways, Botany Hill, The Sands, Farnham, Surrey. GU10 1LZ.
Guide Price £2,250,000



Description

Nestled in a picturesque, private setting just outside Farnham, this exceptional 5/6 bedroom family home boasts both space and character. Set amidst 1.55 acres of mature, park-like gardens, the property offers an impressive combination of living space, versatile accommodation, and potential for future expansion (STPP). Additionally, the property benefits from a separate annex with its own living areas, providing excellent options for multi-generational living or guest accommodation all under one roof. The tranquil and convenient location is complemented by excellent nearby amenities and transport links.

This delightful family home is both spacious and bright, offering flexible living arrangements ideal for a growing family. The house features an expansive entrance hall, a cloakroom, and a large sitting room, perfect for relaxing or entertaining. The formal dining room leads into a fitted kitchen, which opens into a generous conservatory, offering a seamless connection to the beautiful gardens. Adjacent to the kitchen, a utility room provides convenient garden access.

The integrated annex, offering a sitting room, study/bedroom, kitchen, and a bathroom, ensures total privacy and self-contained living all under one roof.

On the first floor, five well-proportioned bedrooms await, including a luxurious master suite with an en-suite bathroom. A second family bathroom serves the other bedrooms, providing comfort and convenience for family living.

The annex adds fantastic versatility to the property, offering independent living with a sitting room, kitchen, study/bedroom, and a bathroom. This space is perfect for extended family, guests, or as a home office.

The property is set within beautifully maintained, mature grounds that total approximately 1.55 acres. The house is approached via a long private driveway with double electric gates, leading to ample parking in front of the property. A charming green clad summer house, currently used as a games room and home office, provides additional space for various uses. The gardens feature sweeping lawns, interspersed with mature trees, shrubs, and hedges, offering privacy, seclusion, and year-round interest.

Situated in the highly sought-after village of The Sands, this home enjoys a semi-rural location while remaining conveniently close to both Farnham and Guildford. Within walking distance (200 meters) is The Barley Mow pub, and Farnham Golf Club is also nearby. The surrounding area offers miles of open countryside, perfect for outdoor pursuits such as walking and riding.

For families, the area is well-served by renowned state and private schools, including Barfield, Edgeborough, Frensham Heights, Aldro, Charterhouse, Guildford High, and St Catherine's.

Farnham, with its rich history, provides a comprehensive range of shopping, cultural, and leisure facilities. The town is home to numerous pubs, restaurants, and coffee shops, as well as a sports center and a newly opened cinema. Transport links are excellent, with a mainline station offering a direct service to London Waterloo in just 55 minutes. The A31 provides fast access to the M25 and M3 motorways, and Heathrow and Gatwick airports are easily accessible.

In Summary

This remarkable family home is perfectly located for those seeking privacy, space, and comfort. With a charming setting, generous accommodation, and a versatile annex, this property offers the best of both worlds: a peaceful, rural retreat with easy access to local amenities and transport links.

Material Information - Mains water, gas and electricity. Private drainage via septic tank - compliant. Built 1970's and extended since by way of linking garage to house and a conservatory in 2003. Water meter. In 2001 current owners underpinned north-east corner of kitchen due to root damage from tree (tree now removed). Superfast broadband available and mobile signal likely with all providers. 1st part of the driveway off Botany Hill is shared with 2 other properties.

Directions

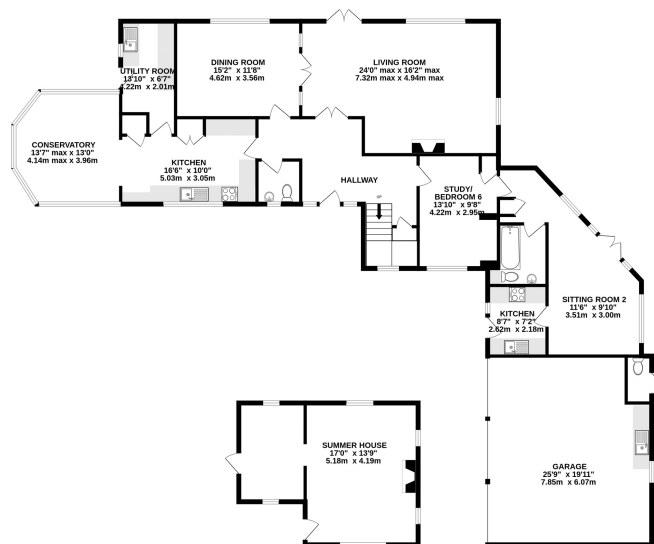
SAT NAV - GU10 1LZ

Local Authority

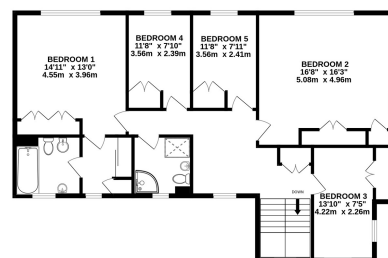
Guildford



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 3681sq.ft. (342.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	69	79		
A				
(81-91)				
B				
(69-80)				
C	69	79		
(55-68)				
D				
(39-54)				
E				
(21-38)	69	79		
F				
(1-20)				
G	69	79		
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

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Disclaimer: 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 or tested the services, appliances and specific fittings.

