



Hillview, Sandy Lane, Rushmoor, Farnham, Surrey. GU10 2EU.  
Guide Price £1,395,000

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## Description

An attractive New England style home, with equestrian facilities, in a sought after semi rural setting. The spacious and well presented accommodation includes a double aspect living room with feature fireplace and doors out to a wonderful south facing veranda. The large dining room features a fireplace with log burner and has doors leading to the study and kitchen/breakfast room. The kitchen is fitted with a range of attractive units, oak work surfaces, a breakfast bar and is a lovely bright space thanks to a part vaulted glazed roof and french doors overlooking the rear garden. Further benefits include a larder, utility room and laundry room. On the first floor there are four generous bedrooms and a family bathroom. The spacious master bedroom has an impressive vaulted ceiling and an en-suite bathroom.



The attractive rear garden is made up of lawn, shingle and patio areas enclosed by wood panel fencing and natural screening. A long driveway leads past the garden to the rear of the plot where there is ample parking and a double garage, as well as three timber stables and two fenced paddocks. The plot extends to 1.01 acres with a rural feel and is set within an Area of Outstanding Natural Beauty and Site of Special Scientific Interest. The house benefits from all mains services, gas central heating and triple glazing. Cable broadband is available, but the vendor informs us that fibre is coming to the lane. Mobile reception is limited and buyers should conduct their own on site checks.

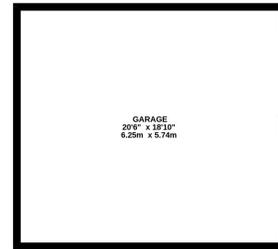
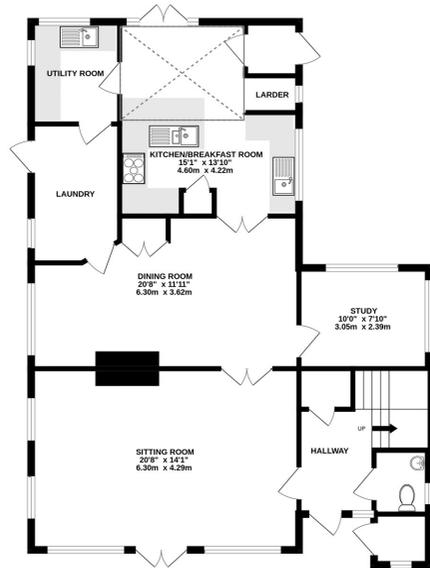
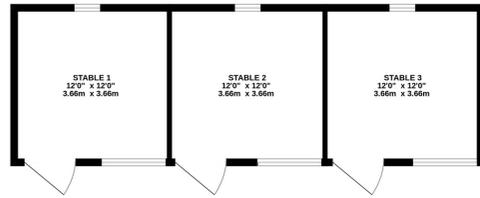


Rushmoor is a fabulous location, surrounded by thousands of acres of countryside, ideal for walkers, riders and cyclists. There are numerous walks and outdoor pursuits on the doorstep, including Frensham Common, Hankley Common, The Flashes, Devils Jumps, Frensham Ponds and Hankley Golf Club. Once you have worked up an appetite you can visit the very popular Duke of Cambridge pub. There is an excellent selection of schooling in the area and Farnham's elegant Georgian town centre is within 5 miles, offering a wide selection of shopping, dining and recreational facilities, as well as a mainline station.

## Local Authority

Waverley  
Band G

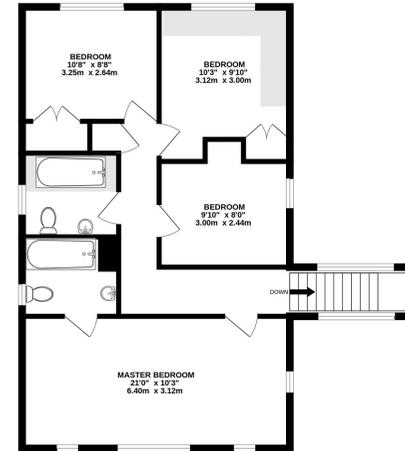
GROUND FLOOR  
1859 sq.ft. (172.7 sq.m.) approx.



TOTAL FLOOR AREA : 2626sq.ft. (244.0 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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1ST FLOOR  
743 sq.ft. (69.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(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>		
<i>Not energy efficient - higher running costs</i>			
		76	85
England, Scotland & Wales		EU Directive 2002/91/EC	

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Disclaimer: For clarification we wish to inform prospective purchasers/tenants 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.

