



1a Green Lane, Farnham, Surrey. GU9 8PT.  
£4,500 pcm

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## Description

This impressive detached, 5 bedroom home is offered to the rental market in excellent condition throughout. The property boasts spacious family accommodation comprising entrance hall, study, family room, drawing room with wood burning stove, large partially vaulted kitchen/breakfast room with built-in appliances and a separate utility room. The house is situated within a short walk of the highly regarded Weydon School and is only a 5 minute drive from the town's elegant Georgian centre and mainline station.

On the 1st floor there are 4 double bedrooms and a spacious landing; the master bedroom has an impressive en-suite shower room, whilst the guest bedroom also has an en-suite shower room. There is also a well-appointed family bathroom that serves the other 2 bedrooms.

On the 2nd floor there is a further bedroom, dressing room and good size shower room.



Outside there is a gravel driveway providing parking for several vehicles that leads to a detached double garage. The rear garden has been professionally landscaped and offers a good degree of privacy and almost a full width timber deck.

The house is located in a highly regarded residential area on the south side of Farnham, enjoying ready access to large areas of unspoilt countryside and National Trust land, including Bourne Woods, Alice Holt Forest and Frensham Common and Ponds.

The property benefits from all mains services and the water supply is metered. Ultrafast broadband is available in the area and outdoor mobile signal is likely on most networks. Buyers should conduct their own signal checks inside.



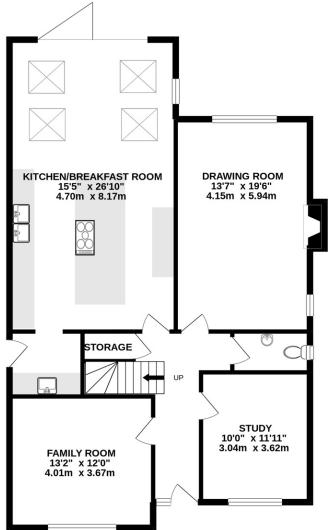
## Directions

Sat Nav Ref: GU9 8PT

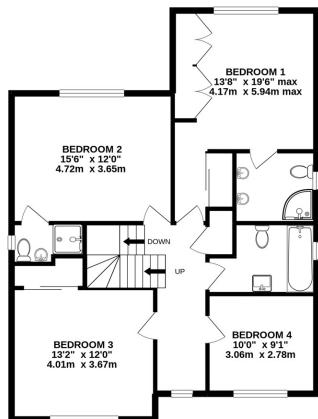
## Local Authority

Waverley  
Band G

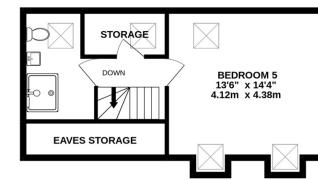
GROUND FLOOR  
1420 sq.ft. (132.0 sq.m.) approx.



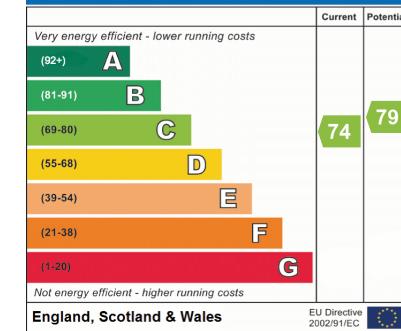
1ST FLOOR  
898 sq.ft. (83.4 sq.m.) approx.



2ND FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



### Energy Efficiency Rating



TOTAL FLOOR AREA : 2705 sq.ft. (251.3 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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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.

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