



11 Red Lion Lane, Farnham, Surrey. GU9 7QN.
Guide Price £475,000

- Charming character cottage
- Two bedrooms
- Re-fitted kitchen
- Permit parking
- Short walk of town and station
- Spacious living/dining room
- Bathroom with vaulted ceiling
- Enclosed rear garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		69
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Description

A delightful, grade II listed period cottage, of considerable charm & character, just a short walk from the town centre and station. The accommodation includes a spacious living/dining room with feature fireplace, re-fitted kitchen with appliances, attractive bathroom with claw leg bath and vaulted ceiling, and two double bedrooms. Outside there is a courtyard area with a large shed/workshop, as well as a tiered, lawned garden. Further benefits include modern double-glazed, timber casement windows, gas central heating and an abundance of exposed beams and floorboards. The property benefits from all mains services and the water supply is metered. Ultrafast broadband is available in the area and mobile signal is good, but buyers should conduct their own onsite check as it can vary by network. Abbey street offers on-road permit parking for residents.

Directions

Proceed down Red Lion Lane and the property will be found after a short distance on your left hand side. Access is gained via a right of way over number 9, so proceed through their gate and then the gate to number 11.

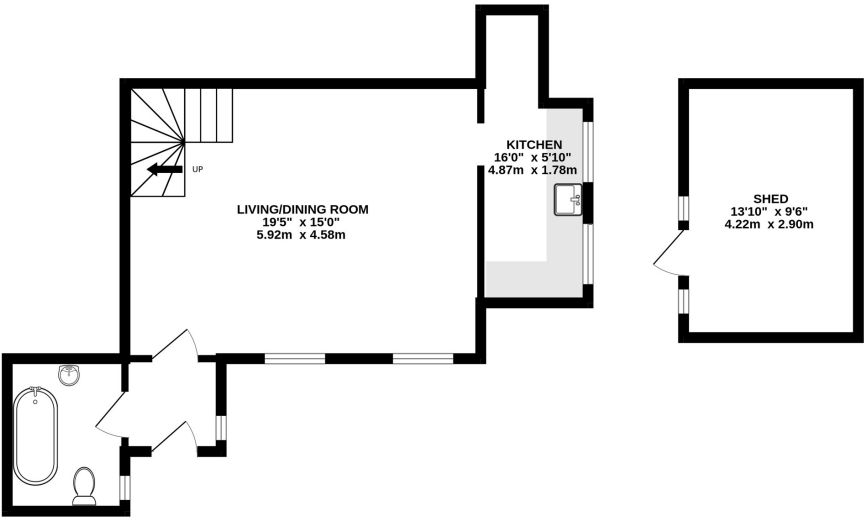
Tenure

Freehold

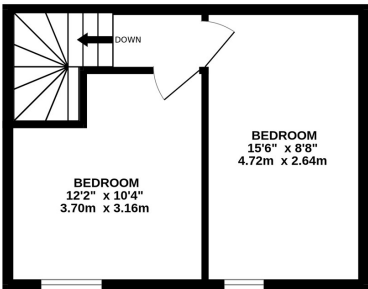
Local Authority

Waverley
Band D

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 884sq.ft. (82.1 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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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.