



11 Nutshell Lane, Upper Hale, Farnham, Surrey. GU9 0HG.
£4,500 pcm



Description

Clermont is a handsome detached home, originally built around 1850 and thoughtfully extended and refurbished to combine period character with modern family living. Nestled on a leafy and highly sought-after lane, the property sits within strolling distance of Farnham town centre and the 300 acres of Farnham's historic Deer Park. Inside, the house flows beautifully for both family life and entertaining. The lounge features engineered wood flooring with underfloor heating, a welcoming open fireplace, and full-width bi-fold doors with electric blinds opening onto the sunlit rear patio. The superb kitchen/breakfast room is a true showpiece – fitted with top-of-the-range Miele appliances, sleek work surfaces, and porcelain floor tiles with underfloor heating, plus bi-fold doors to the charming side garden. The ground floor also offers a dining room with bay window, a family room, a TV room overlooking the garden, and practical spaces including a utility room, cloakroom, boot room, and cloaks cupboard. An elegant open staircase with skylight leads to the first floor, where the master suite enjoys its own en-suite bathroom and dressing room. A guest suite also benefits from an en-suite shower room, while four further bedrooms share a well-appointed family bathroom. A large boarded loft with light and a walk-in airing cupboard provide excellent additional storage. The property blends period features – including original fireplaces – with modern conveniences such as a pressurised water system, double glazing, and a security system. Outside, the south-west facing gardens are beautifully landscaped with sweeping lawns, large stone and paved patios, and abundant planting for year-round colour and privacy. A second walled garden off the kitchen offers a more intimate outdoor retreat. Practicality is assured with two driveways, parking for multiple cars, and a detached double garage complete with electric door and a fully boarded loft space accessed via its own stairwell.



Tenant is responsible for paying utility bills and council tax. • Holding Deposit (Goes towards 1st month's rent) - 1 weeks Rent. • Security Deposit (payable once tenancy agreement is signed) – 5 weeks rent. • Rent payable in advance (payable once tenancy agreement is signed) - 1 month (minus holding deposit).

Lets Help Property Management Services Ltd handle all client money on behalf of Keats Fearn and are a member of the Propertymark Client Money Protection Scheme No C0124095

Tenant's Notes - Proof of a professional clean on exit will be required including the appliances.



Directions

SAT NAV - GU9 0HG

Local Authority

Waverley
Band G



House area: approx. 293.8 sq. metres (3162.4 sq. feet)
 Garage, Storage & Loft area: approx. 95.8 sq. metres (1031.2 sq. feet)
 Total area: approx. 389.6 sq. metres (4193.6 sq. feet)
 This plan is for layout guidance only.
 Measurements are for general guidance
 only and must not be relied upon

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