



Dons Cottage, Green Lane, Badshot Lea, Farnham, Surrey. GU9 9JJ.  
Guide Price £1,399,995





## Description

Star Features - Features \* Detached, family home \* 5 Bedrooms and 2 Bath/shower rooms \* Planning granted for 2 storey extension WA/2017/1975 \* Secluded plot of over 0.75 acres \* Garaging for 4 cars and paddock \* Detached annexe with 2 beds/2 shower rooms and parking \* Located behind automated gates with driveway for several cars \* Potential for further additional dwelling subject to p/p \* Potential for a variety of uses subject to necessary consents being obtained \* Total floor area circa 3,078 sq ft

A fabulous family home set on a large mature plot. The flexible accommodation would suit families of all ages and also offers the potential to create an annexe if required. The hub of the home is the kitchen/dining room, a light and spacious room with a part vaulted ceiling and skylight windows, as well as windows to the front and rear. The kitchen is fitted with a range of floor and wall mounted units, range cooker, dishwasher and space for an American style fridge freezer. Accessed from the kitchen is a TV/family room and a utility room with space for a washing machine and tumble dryer. The large triple aspect living room is situated to the rear of the house, with a feature fireplace and doors leading to the garden. Also on the ground floor is a double bedroom with en-suite facilities and a door to the outside. On the first floor are four bedrooms and a family bathroom with both a bath and separate shower.



The house is approached through electric gates, with off road parking for numerous cars and and garaging for 4-5. A detached annexe offers additional accommodation, with two bedrooms, two shower rooms and a living room/fitted kitchen. Ideal for a family member, guests, or to generate an income as the current owners do. The secluded rear garden offers an extensive lawn and paved patio, all of which is well screened with an attractive wooded outlook. There is also the benefit of a separate paddock.

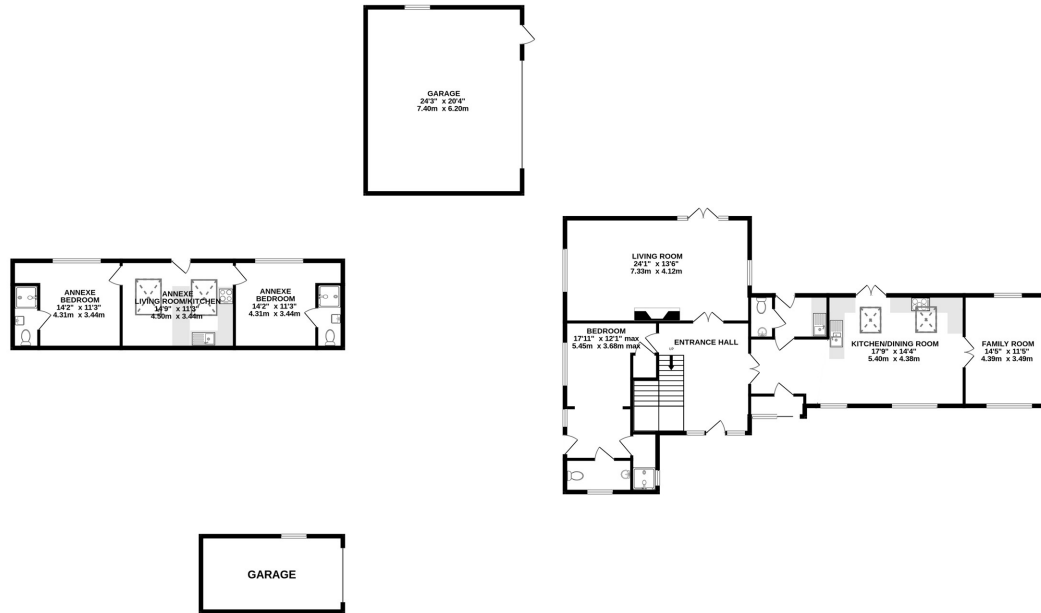
Material Information - The detached annexe is currently rented out at £1,295 pcm from 19/6/24 for 12 months with a 6 month break clause. Mains gas, water, telephone and private drainage via septic tank. Solar panels owned outright and help power the house and annexe.

## Local Authority

Waverley  
Band G



GROUND FLOOR  
2437 sq.ft. (232.0 sq.m.) approx.



1ST FLOOR  
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 3260 sq.ft. (302.9 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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>83</b>	<b>87</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>			
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.



