

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.

Web: www.keatsfearn.co.uk

Email: sales@keatsfearn.co.uk

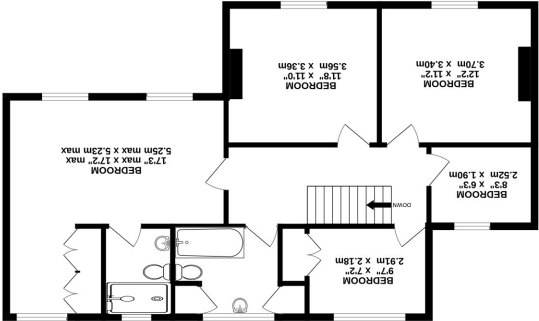
Tel: 01252 718018

15 Downing Street , Farnham, Surrey, GU9 7PB

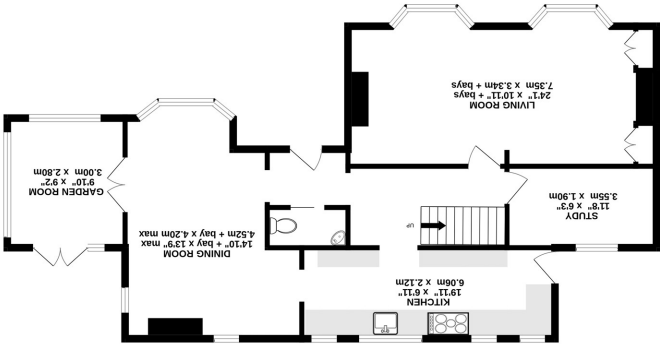
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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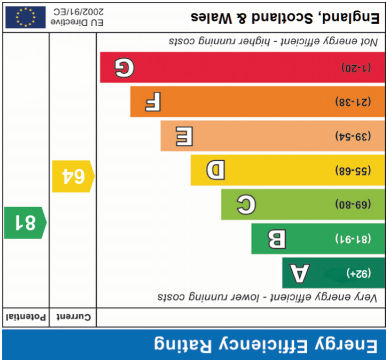
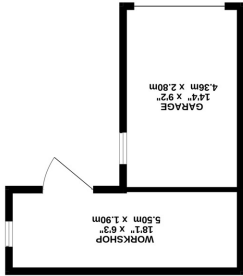
TOTAL FLOOR AREA : 1969 sq.ft. (183.0 sq.m.) approx.



1ST FLOOR
816 sq.ft. (75.8 sq.m.) approx.



GROUND FLOOR
1153 sq.ft. (107.1 sq.m.) approx.



Grayne, Cottage, 61 Heath Lane, Upper Hale, Farnham, Surrey. GU9 0PX.
OIEO £950,000

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Description

Grayne Cottage is a truly captivating five-bedroom detached period home, beautifully positioned on a private corner plot in a peaceful lane. This charming residence has been thoughtfully extended to offer a perfect balance of character, space, and comfort—an ideal setting for family life.

Upon entering, you are welcomed into a spacious entrance hall that leads to the inner hallway and a light-filled bay-fronted dining room. This room features exposed wooden floorboards and a cozy wood-burning stove, creating a warm and inviting atmosphere. Double doors open into a stunning vaulted conservatory, perfect for enjoying views of the garden throughout the seasons. The generous living room is equally impressive, with dual bay windows, a feature fireplace, and another wood-burning stove—ideal for relaxing evenings. A separate study offers a quiet space for working from home, while the well-equipped kitchen overlooks the rear garden and includes a Belfast sink, tiled flooring, and ample space for a range cooker and appliances.



Upstairs, the home offers three spacious double bedrooms and two singles, providing flexible accommodation for family or guests. The dual-aspect master bedroom is a true retreat, boasting double fitted wardrobes and a stylishly refitted ensuite shower room. Two of the double bedrooms include charming feature fireplaces, and a modern three-piece family bathroom with shower-over-bath completes the first floor, along with useful linen and airing cupboards.

Outside, the beautifully maintained garden wraps around the property, mainly laid to lawn and enclosed by fencing and mature hedging for privacy. A variety of shrubs and flowering plants add colour and character. A single garage with an up-and-over door and attached garden store provides practical storage, while the shingle and stone driveway offers ample parking for multiple vehicles.

This delightful freehold property combines timeless elegance with modern living and must be viewed to be fully appreciated.

Material Information - Ultrafast broadband available and mobile signal likely outside with all providers. mainly double glazed, gas fired central heating (boiler serviced yearly).

Directions

SAT NAV - GU9 0PX

Local Authority

Waverley
Band G

