



Mavins Court

4 Greenhill Road, Farnham, Surrey

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Mavins Court

4 Greenhill Road, Farnham, Surrey, GU9 8JN

In a peaceful elevated setting with southerly views and about 5.5 acres of spectacular gardens and grounds

Farnham mainline station 1 mile (London Waterloo 53 mins), M3 (J4) 10.5 miles, Guildford 11.4 miles, Central London 42.5 miles

Porch | Reception hall | Drawing room | Dining room | Study | Kitchen/breakfast/sitting room | Family room | Utility | Pantry | Boiler room | Cloakroom | Cellar | Eaves storage | Principal bedroom with en suite bathroom | 6 Additional bedrooms, 1 en suite | 2 Family bathrooms | Shower room | Garage | Garden | About 5.55 acres of land | Old stable | Garden store | Greenhouse | EPC rating E

The property

Mavins Court is a substantial Harold Falkner Arts and Crafts style property offering handsome symmetrical period features and brick-built elevations. The property has seen an extensive programme of renovation and refurbishment to offer over 6,000 sq. ft of striking accommodation arranged over three light-filled floors, providing a seamless balance of both modern and traditional elements. The entrance porch opens to the grand reception hall with herringbone flooring that runs throughout much of the home, along with a turned staircase and cloakroom. The accommodation flows naturally through a trio of well-proportioned and immaculately presented living spaces with wide bay windows, pristine cornice and coving and characterful feature fireplaces. Both the formal dining room and drawing room open to the sun terrace. Further is a front-facing family room with square bay and the 32 ft. open plan kitchen with informal dining and lounging space. The kitchen is beautifully equipped with a sleek bespoke range of wall and base units and a

large central island/breakfast bar. From here the cellar below is accessed, and sliding doors open onto the wide terrace, with triple windows and a glazed corridor facing the pretty courtyard. There is a separate walk-in pantry and utility room.

The first-floor houses four generous bedrooms, a fully fitted dressing room and a stylish family bathroom. All of the bedrooms enjoy a range of bespoke built-in wardrobes, with the principal and one additional room benefitting from en suite facilities. The second floor gives access to an additional bathroom and three further well-proportioned bedrooms, together with useful storage spaces in the eaves. (This area would benefit from some updating).

Outside

This imposing wisteria-clad residence enjoys sizeable private grounds of about 5.55 acres, nestled among a myriad of established specimen, woodland and fruit trees within the highly-regarded Great Austins area. The natural stone paved rear sun terrace spanning the width of the home features brick steps down to a vast expanse of stepped and varied lawns with an array of shrubbery and mature herbaceous and formal planting, with the courtyard offering further space for sheltered al fresco dining. There is a private gated pillared gravelled driveway and attached garage, with a garden store, old stable, shower room and greenhouse.

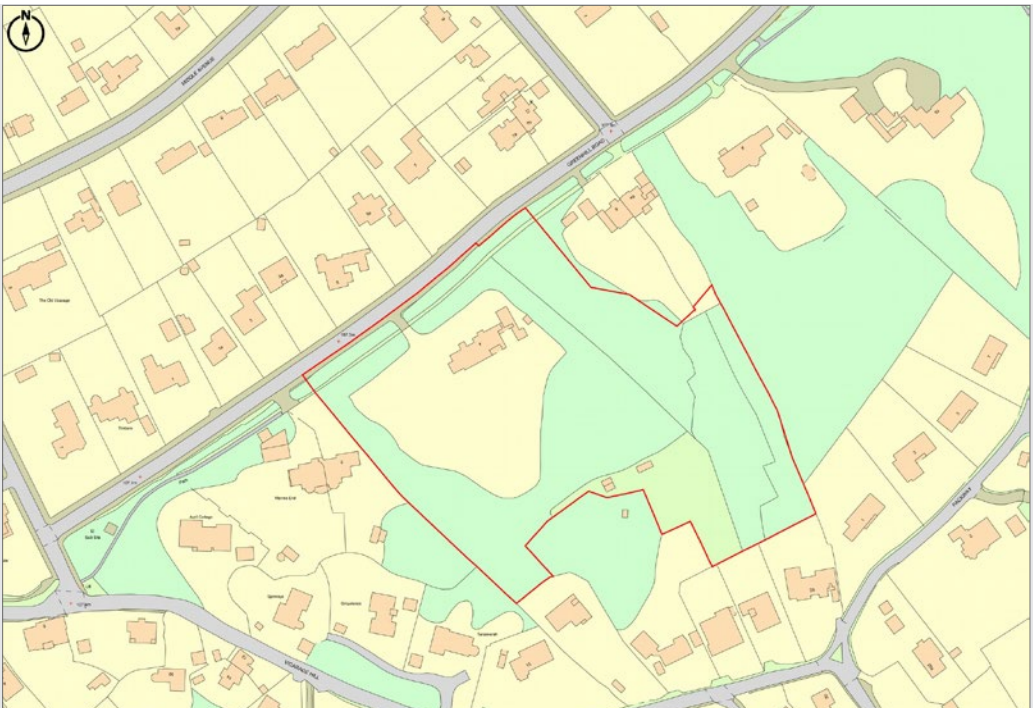
Location

Set in a highly sought-after position on the south side of the pretty market town of Farnham, Mavins Court is perfectly situated in an attractive tucked-away leafy area whilst being convenient for the mainline station and everything that Farnham has to offer. The Georgian town of Farnham offers an excellent choice of pubs, bars and restaurants, and an extensive range of high street shops, independent shopping and recreational facilities. Communications are excellent, with the nearby A331/M3 linking to London and the south coast, while Farnham station provides a regular train service to London Waterloo.





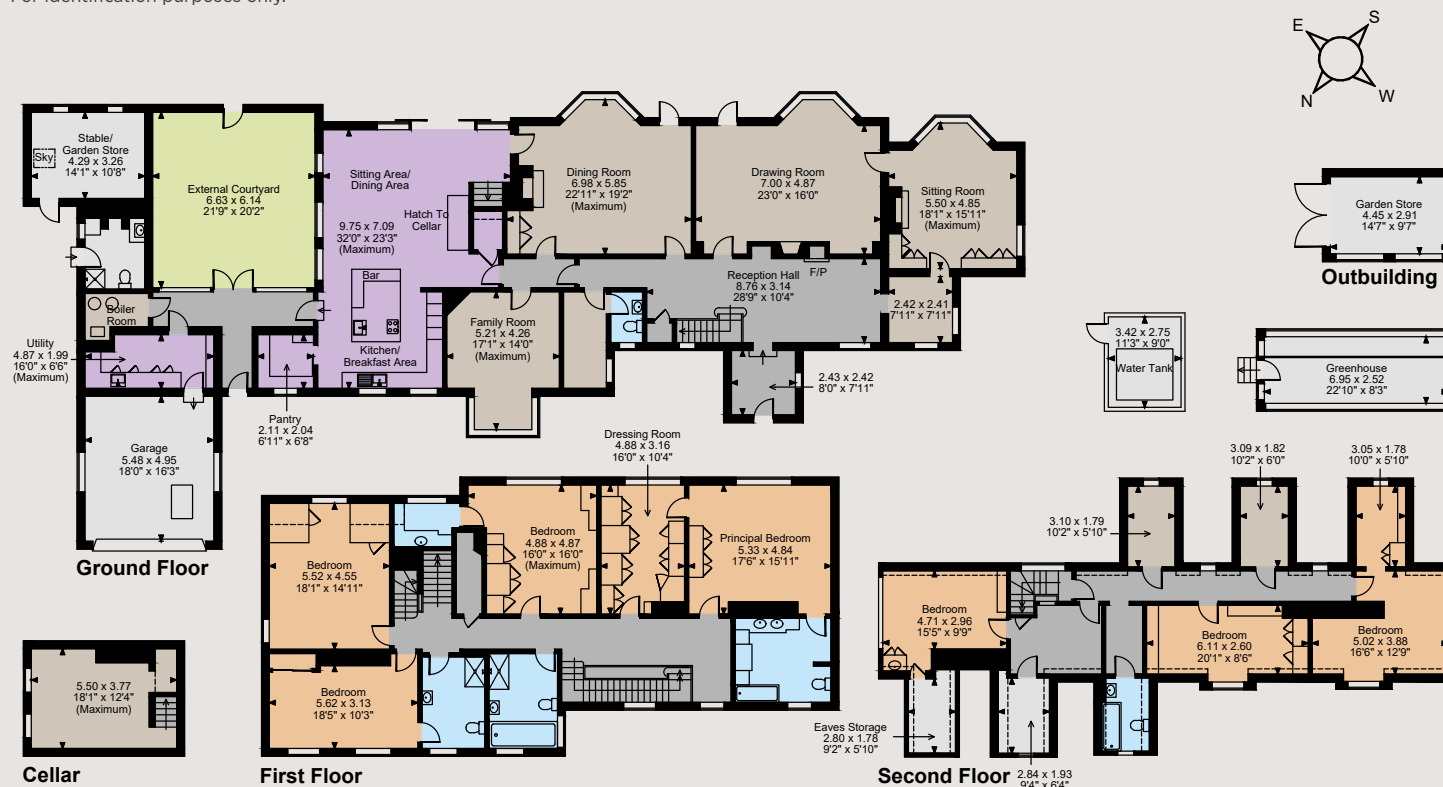








Floorplans
Main House internal area 6,005 sq ft (558 sq m)
Outbuilding internal area 1,093 sq ft (101 sq m)
Total internal area 7,098 sq ft (659 sq m)
For identification purposes only.



Directions

From S&P's Farnham office head south, following the A287 to Old Farnham Lane. After the junction with Great Austins continue forward onto Swingate Rd. Take the 2nd left onto Greenhill Rd, Mavins Court will be on the right.

General

Local Authority: Waverley Borough

Council Services: All main services

Council Tax: Band H

Fixtures and Fittings: By separate negotiation

Tenure: Freehold

Guide Price: £4,500,000

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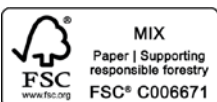
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