



Beech Tree Lodge  
63 Aveley Lane, Farnham, Surrey

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# Beech Tree Lodge

63 Aveley Lane,  
Farnham,  
Surrey,  
GU9 8PS

An appealing family home with a picturesque garden and within easy reach of a wealth of amenities.

Farnham mainline station 1.7 mile (London Waterloo from 53 minutes), Farnham town centre 1.9 miles, M3 (Junction 5) 11 Miles, Guildford 12.3 miles, Central London 43 miles

Reception hall | Sitting room | Study | Kitchen/ dining/family room | Utility | Cloakroom  
Principal bedroom with en suite bathroom  
3 Further double bedrooms | Family bathroom  
Garage | Garden store | Garden | EPC rating D

## The property

With its pastel painted elevations and lattice windows, Beech Tree Lodge is an attractive period property which offers light and airy accommodation, and a pleasing open ambience ideally suited to present-day lifestyles. The reception hall gives access into an impressive kitchen/living space which offers a sociable hub of the home with bi-fold doors providing a connection to the rear garden. Fitted with Shaker-style cabinetry, topped with stone work surfaces, the kitchen features a Belfast sink, attractive mosaic tiling within the stove recess and a breakfast bar unit, with ancillary space offered by the adjoining utility room. There is a niche by the bay window, an area for dining and a relaxed seating zone beside the wood-burning stove. A spacious sitting room provides a separate reception space with French doors opening to the front garden, and a ground floor study offers a quiet place to work. On the first floor, the roomy landing gives access to the four bedrooms and the well-appointed family bathroom. The principal room

offers a tranquil retreat, featuring a picture window which allows natural light to flood inside, two walk-in wardrobes and a stylish en suite bathroom.

## Outside

Evergreen hedging fronts the lane with a gravel driveway providing parking for several vehicles and leading to the garage. A low-level stone wall marks the edge of the drive and an area of lawn is bordered by mature shrubs, whilst a Wisteria adorns the façade of the property creating an attractive frontage to the home. A series of steps rise to the entrance and to the side a wrought-iron gate provides a route to the rear garden. Mature trees create a sense of seclusion and beds are filled with a lovely selection of architectural and floral shrubs and perennial plants. An area of paving spans the rear of the house with steps and a decorative archway marking access to the grassed section of the garden. Sheltered by a timber pergola, with planting over, a raised timber deck provides the perfect spot to sit, dine and relax in this delightful outdoor sanctuary.

## Location

The property is situated in the leafy setting of Aveley Lane just to the south of the charming market town of Farnham. Just a short distance away (0.3 mile) are the Ridgway Shops which include a popular butcher, bakery, hairdressers and Tesco Express, with Langhams Recreation Ground with children's playground on route. A comprehensive range of amenities are on offer in central Farnham including independent and high street shopping, and an ever-growing variety of cafes, bars and restaurants. There is a mainline station offering regular train services to London Waterloo and road-users have easy access to the A31, A3 and M3 for principal routes into London, the airports and south coast destinations. Well-regarded private schooling in the vicinity includes Frensham Heights, Barfield Prep School, Edgeborough and More House School, while the local state schools include South Farnham Infants and Junior Schools, St Peter's Primary School and Weydon Academy.



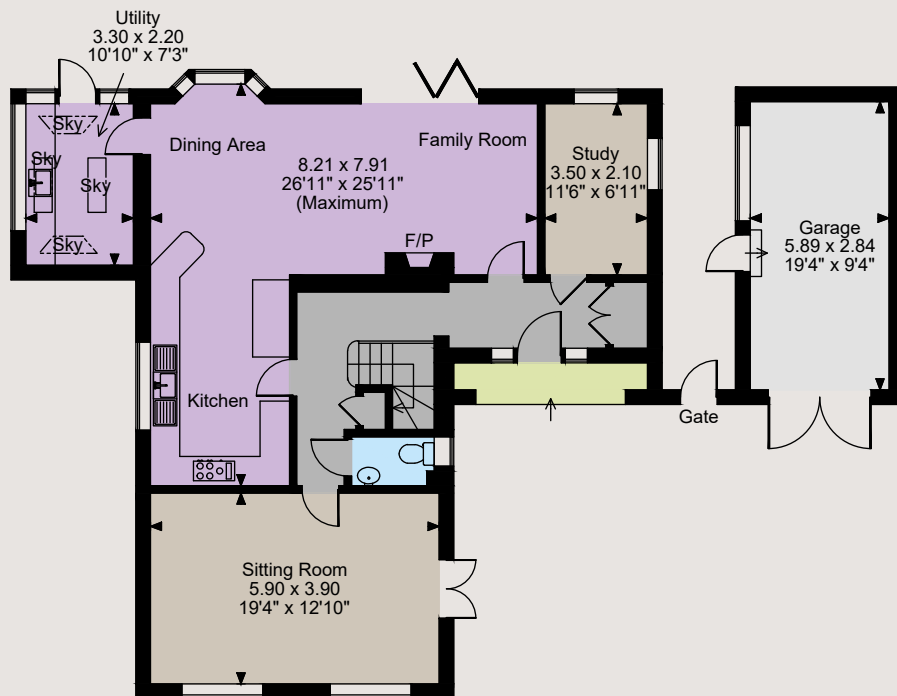




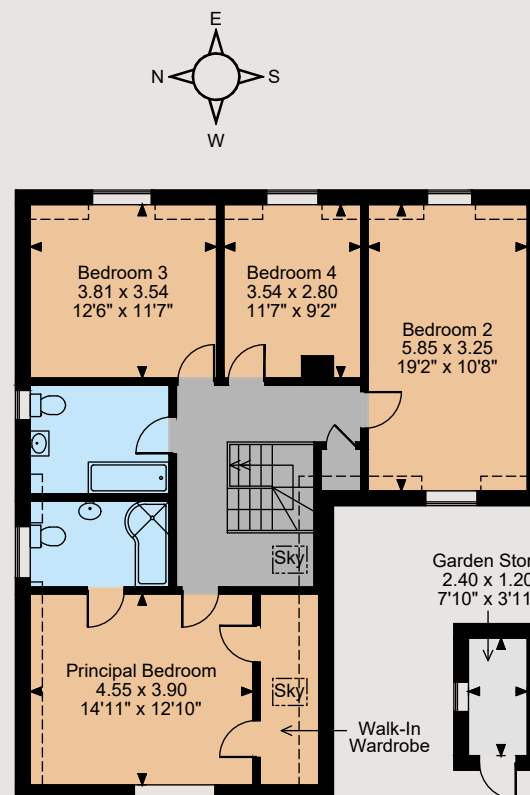


## Floorplans

House internal area 2,004 sq ft (186 sq m)  
Garage internal area 180 sq ft (17 sq m)  
Garden Store internal area 31 sq ft (3 sq m)  
Total internal area 2,215 sq ft (206 sq m)  
For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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## Directions

Proceed out of Farnham town centre on the A287, Firgrove Hill. At the junction with the traffic lights, turn right onto Ridgway Road/ B3384 and just after the roundabout, bear left to join Ford Lane. Continue down Ford Lane, turning left onto Aveley Lane, where the property will be found on the right.

## General

**Local Authority:** Waverley Borough Council

**Services:** All main services

**Council Tax:** Band F

**Fixtures and Fittings:** By separate negotiation

**Tenure:** Freehold

**Guide Price:** £1,250,000

## Farnham

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