



Woodways
15 Aveley Lane, Farnham

An impressive family home with elegant styling and delightful private gardens, in a coveted position

An outstanding detached family home with beautifully appointed accommodation, nestled in tranquil, private, south-facing gardens. Set on a leafy and highly desirable residential street in south Farnham, within a mile of the bustling town centre and mainline station, yet surrounded by greenery and with beautiful rolling countryside just moments away.



3 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



GARAGE



FAMILY GARDEN



FREEHOLD



TOWN



1851 SQ FT



**£1,100,000
GUIDE PRICE**



The property

Woodways is a thoroughly attractive three-bedroom home, offering a peaceful sanctuary in one of south Farnham's most coveted residential areas. The property features refined and elegant, yet understated décor and fittings throughout, with much of the relaxed, comfortable living space oriented to take advantage of the sunny south-facing outlook and elevated views across the delightful gardens.

At the entrance to the property, the heavy wooden door opens to the welcoming reception hall with its wooden flooring and calming neutral colour palette. A door leads to the drawing room, which is the main formal reception room and features a triple aspect, including French windows opening to the rear terrace, as well as a corner fireplace fitted with a wood burning stove, lending the room a sense of warmth and cosiness. The dining room has an ornate fireplace and space for a family dining table, while the ground floor also includes a stunning open-plan kitchen, sitting area and breakfast area for everyday living. Dual skylights flood the room with natural light, while

French windows open onto an area of decking and afford views across the gardens, while the well-equipped kitchen itself features shaker-style units and a range cooker with an extractor hood. There is also a utility room for additional home storage and appliances.

A turned staircase leads to the first-floor landing, off which there are three well-presented double bedrooms. These include the principal bedroom with its attractive styling and commanding views across the gardens and surrounding woodland. One bedroom has an en suite shower room, while the first floor also has a family bathroom with an over-bath shower.

Outside

At the front of the property there are paved parking spaces to either side of the house, one of which leads to the detached garage, while the front garden has various shrubs and hedgerows, and a central paved pathway leading to the entrance. The rear garden benefits from a sunny south-facing aspect and drops away beyond the house to reveal beautiful views across the surrounding wooded area.



There is a patio area and a timber deck, both in an elevated position providing splendid space for alfresco dining, while steps lead past a well-stocked, terraced bed to a lower area of lawn, with further terraced beds beyond and, at the bottom of the garden, an additional area of lawn and a storage shed. The gardens are bordered by established hedgerows, fencing and mature trees, lending the gardens a sense of privacy and seclusion.

Location

The property is positioned on a quiet residential road in Farnham. Nearby amenities include a children's playground, tennis club, local pubs, a café and a convenience store with post office, with easy access to Farnham town centre. The historic Georgian town of Farnham offers an excellent choice of pubs, bars and restaurants, along with an extensive range of high street and independent shopping, and recreational facilities. The surrounding area provides access to attractive countryside, with a network of footpaths and bridleways, and outdoor pursuits available at Alice Holt Forest and Frensham Little Pond, with sailing at Frensham Great Pond.

Distances

- Farnham 1.1 miles
- Guildford 11.7 miles
- London 45.9 miles

Nearby Stations

- Farnham 1.1 miles
- Bentley 3.9 miles

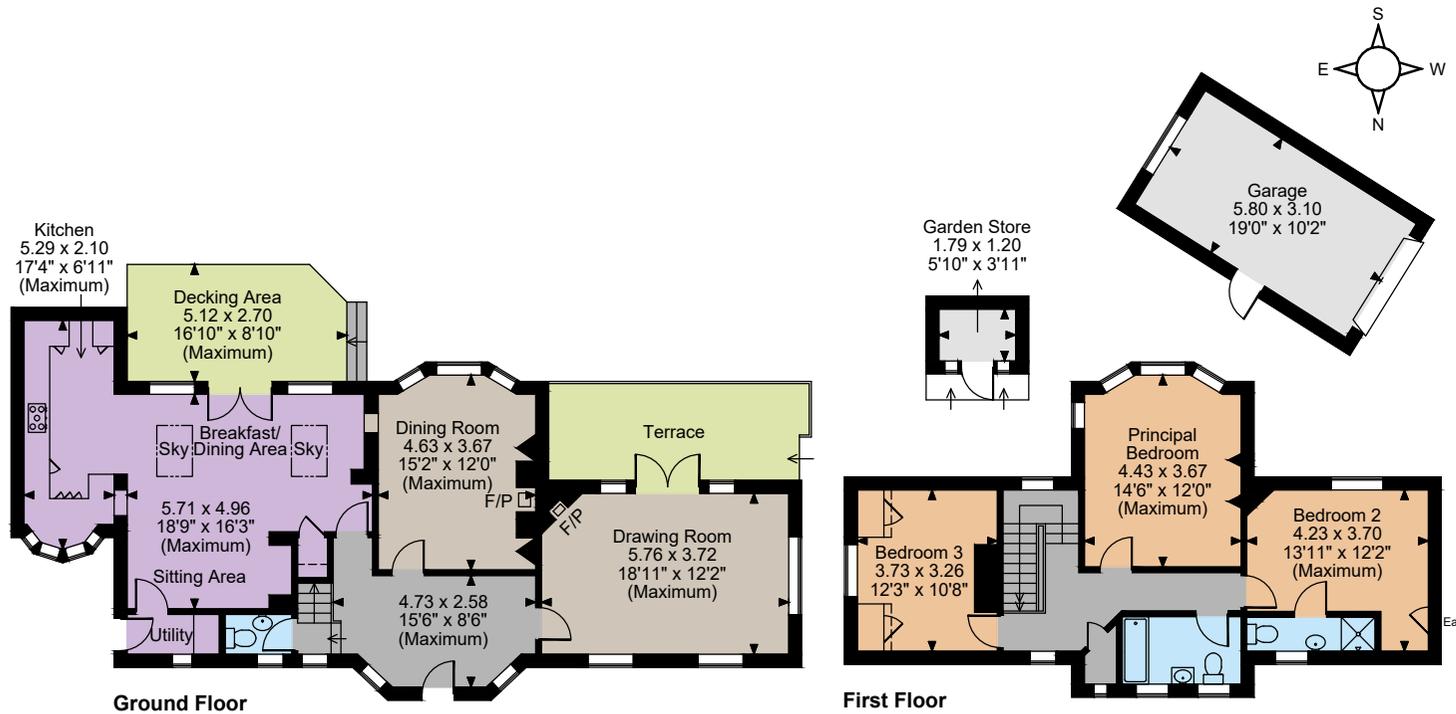
Key Locations

- Bourne Wood
- Frensham Pond

Nearby Schools

- The Ridgeway School
- South Farnham Infants School
- Highfield South Farnham Primary
- St Peters CofE Primary
- Weydon School
- Edgeborough School





Floorplans

House internal area 1,634 sq ft (152 sq m)
 Garage internal area 194 sq ft (18 sq m)
 Outbuilding internal area 23 sq ft (2 sq m)
 Total internal area 1,851 sq ft (172 sq m)
 For identification purposes only.

Directions

GU9 8PW
 what3words: ///tailing.prowl.cook

General

Local Authority: Waverley Borough Council
 Services: Mains electricity, gas, water and drainage
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
 Council Tax: Band G
 EPC Rating: D
 Fixtures and Fittings: By separate negotiation

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

☐☐☐ Denotes restricted head height

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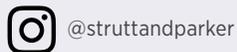
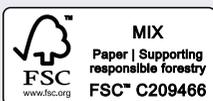
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