



# Mallards

Botany Hill, The Sands, Farnham, Surrey

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A beautifully appointed four-bedroom detached home in a highly desirable position, within easy reach of Farnham

An attractive detached chalet bungalow, set in a highly desirable and well-connected position in The Sands, surrounded by beautiful woodland and countryside. The property offers flexible accommodation and elegant décor and fittings, as well as the potential for further development or extension.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**DOUBLE GARAGE**



**GOOD SIZED GARDEN**



**FREEHOLD**



**VILLAGE**



**1,643 SQ FT**



**£980,000 GUIDE PRICE**

### The property

Mallards is a well-presented detached chalet bungalow offering four bedrooms and flexible, comfortable living space arranged over two light-filled floors. The property includes three elegantly appointed reception rooms, while the attached double garage offers scope for conversion into additional accommodation if desired.

The two main reception rooms are the sitting room and the family room. Located at the front, the sitting room has a south and west-facing dual aspect, welcoming plenty of natural light, the windows fitted with plantation shutters. There is wooden flooring, a fireplace with a woodburning stove and space for both a seating area and a family dining table.

The family room at the rear provides further space in which to relax, with cornicing and a ceiling rose, and French doors opening onto the rear gardens. Also across the back of the ground floor there is a private study for home working, which could be used as a

bedroom if required, plus a well-equipped kitchen and breakfast room with sleek white fitted units, integrated appliances and a breakfast table.

One double bedroom can be found on the ground level, as well as a shower room. On the upper level there are a further three double bedrooms, with skylights and dormer windows, and access to eaves storage. The larger principal bedroom features additional storage in built-in wardrobes. Also on the first floor is the family bathroom, which has a bathtub with an over-bath shower.

### Outside

At the front of the property, the gravel driveway provides parking space, as well as access to the integrated double garage. The garage itself has parking space for up to two vehicles, but could also be converted into additional living space if required, providing the potential to extend the accommodation by around 300 square feet.





## Outside

The driveway is enclosed at the front by high hedgerows, while the gardens are mostly to the side and rear. They include a patio area for al fresco dining, a sunken seating area and a wrap-around lawn, bordered by high hedgerows for a sense of peace and privacy from neighbouring homes. There are also two sheds for garden storage.

## Location

The pretty and highly sought-after village of The Sands lies two miles to the east of the popular town of Farnham, surrounded by the beautiful countryside of the South Downs National Park. The area offers easy access to the surrounding countryside with a network of footpaths and bridleways. Walking, cycling, fishing and riding are available at Alice Holt Forest and Frensham Little Pond, with sailing at the Great Pond. There is a mainline station at Farnham plus good access to the A3 and M3. Heathrow, Gatwick and Southampton Airports are all accessible in under an hour.

## Distances

- Guildford - 8.6 miles
- London - 41.9 miles

## Nearby Stations

- Farnham Station - 3.1 miles
- Guildford Station - 8.6 miles

## Key Locations

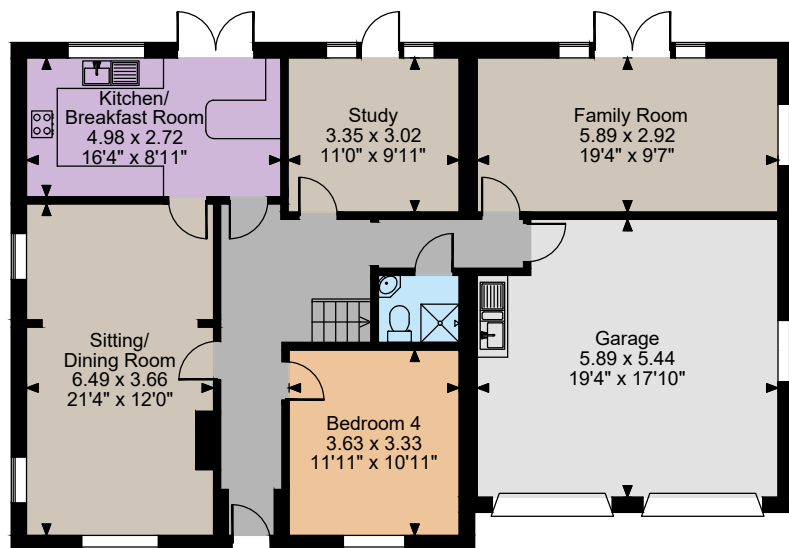
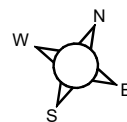
- Frensham Ponds
- Bourne Woods

## Nearby Schools

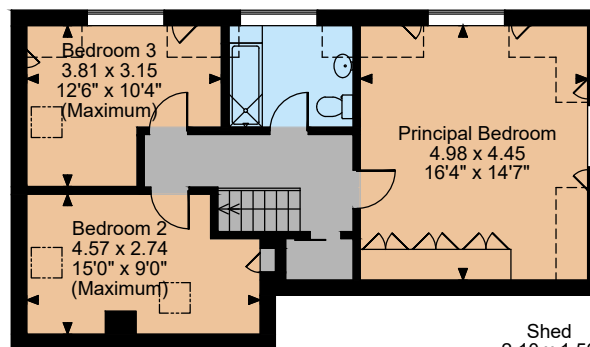
- Barfield Prep School
- Seale Village Pre School
- Puttenham Infant School
- Edgeborough School
- Charterhouse School



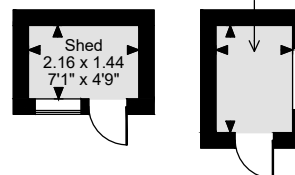




Ground Floor



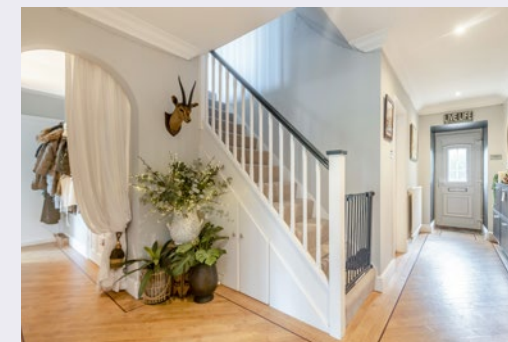
First Floor



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

□ □ □ □ Denotes restricted head height

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## Floorplans

House internal area 1,643 sq ft (153 sq m)

Shed internal area 67 sq ft (6 sq m)

Garage internal area 332 sq ft (31 sq m)

Total internal area 2,042 sq ft (190 sq m)

For identification purposes only.

## Directions

GU10 1LX

what3words: ///steer.month.teeth

## General

Local Authority: Guildford Borough

Services: Mains electric, gas, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: D

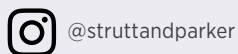
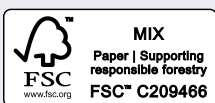
Fixtures and Fittings: By separate negotiation

## Farnham

37 Downing Street, Farnham, Surrey GU9 7PH

01252 821102

farnham@struttandparker.com  
struttandparker.com



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including Prime Central London

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