

The image shows the front entrance of a cottage. The door is a light sage green color with a small window at the top and a brass handle. To the left of the door is a white side panel with a small black sign that reads 'KEYDELL COTTAGE'. The entrance is framed by a semi-circular archway made of brick, which is heavily covered with climbing vines and leaves. Some leaves are green, while others are yellow and brown, suggesting autumn. To the left of the door, there is a large potted plant with many purple flowers and some red ones. The ground in front of the door is covered with gravel. The wall to the left of the door is white with a brick base. A small black light fixture is mounted on the wall to the right of the door. The overall scene is a charming and well-maintained front entrance.

Keydell Cottage
Fox Yard

Strutt
& Parker

Land and property Since 1885

A beautifully presented detached cottage offering light-filled accommodation, open-plan living and a generous conservatory, set within private gardens close to Farnham town centre.

Keydell Cottage is an attractive detached home offering approximately 1,500 sq ft of bright, versatile accommodation. The property combines character features with modern finishes and has been thoughtfully arranged to suit contemporary living. Large bay windows allow plenty of natural light throughout, while a neutral decorative palette and roof-mounted solar panels further enhance the home.

The heart of the property is the open-plan kitchen and sitting room, creating an excellent space for everyday family life and entertaining. The kitchen is fitted with timber-fronted cabinetry, integrated appliances and a breakfast bar, providing ample storage and workspace. The adjoining sitting area centres around a wood-burning stove set within a fireplace, creating a welcoming focal point. Double doors open into a spacious conservatory, currently arranged as a dining and garden room, which enjoys views across the surrounding gardens and provides direct access to the terrace. A utility room with a traditional Butler sink provides additional space for household appliances and storage, completing the ground floor accommodation.

The first floor provides three well-proportioned bedrooms, including the principal bedroom with a walk-in wardrobe and an en suite shower room. The remaining bedrooms are served by a family bathroom featuring a freestanding roll-top bath.



Outside

The property is approached via a gravel driveway providing ample off-road parking. The gardens wrap around the cottage and include level lawns, established flower beds, mature shrubs and a stone-flagged terrace providing an ideal setting for outdoor dining and entertaining. A timber summer house offers useful ancillary space and could be utilised as a home office or hobby room. The gardens are enclosed by mature hedging and original brick walls, creating a private and peaceful setting while remaining within easy reach of Farnham's town centre amenities.

Location

The property occupies a convenient position close to the heart of the historic market town of Farnham, with its excellent range of independent shops, cafés, restaurants, supermarkets and leisure facilities. The town is renowned for its Georgian architecture and vibrant cultural scene, with attractions including Farnham Castle, the Maltings arts centre and nearby Bourne Woods. Schooling in the area is highly regarded, with a choice of well-regarded state and independent schools including Farnham Heath End School, Weydon School, Edgeborough School, Frensham Heights School and More House School. Farnham railway station provides regular services to London Waterloo, while the A31 offers convenient access to Guildford, Winchester and the national motorway network via the A3 and M3. The surrounding Surrey Hills National Landscape provides extensive opportunities for walking, cycling and outdoor recreation.

Postcode region: GU9

General

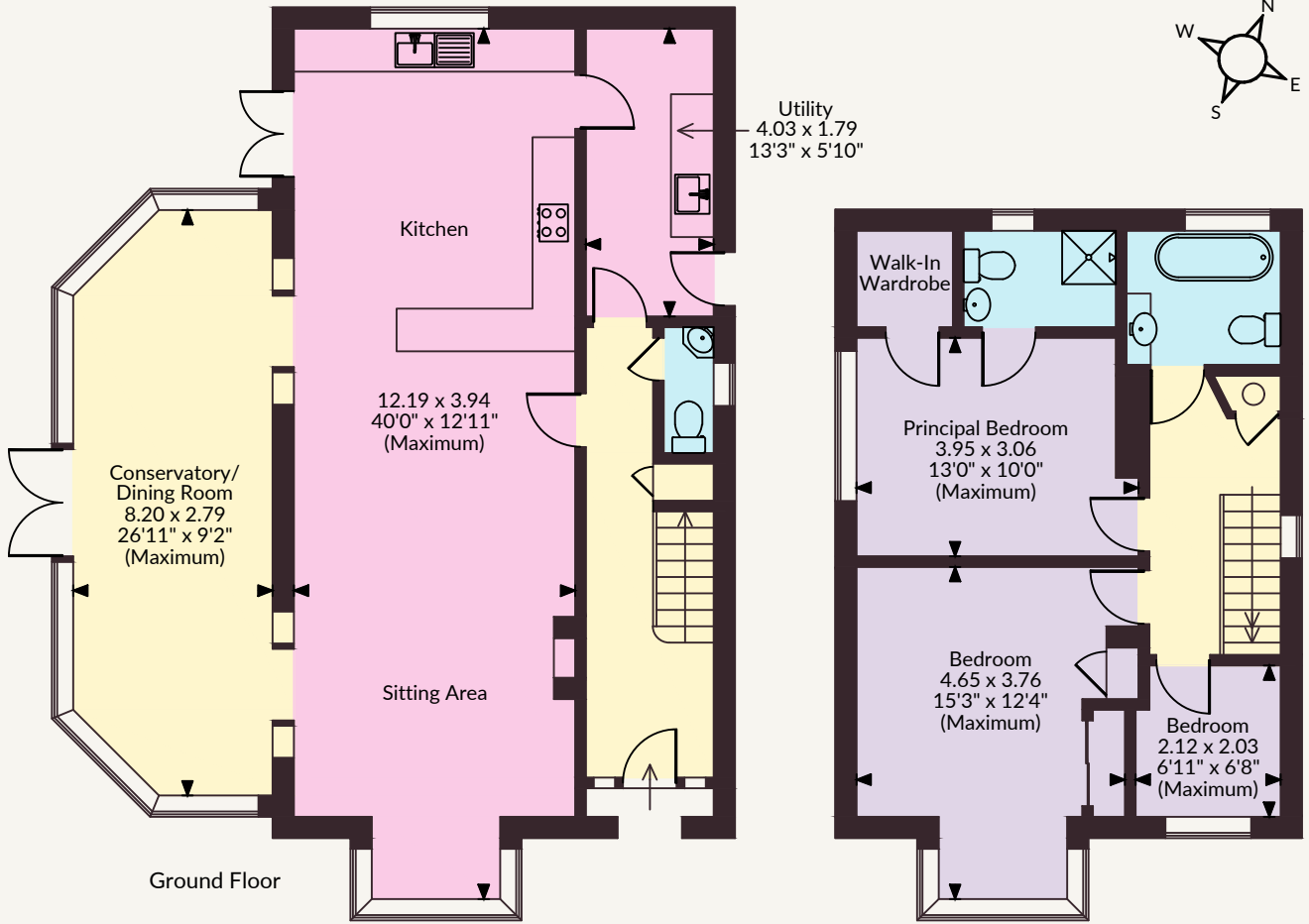
Local Authority: Waverley Borough Council
Services: All mains services
Council Tax: Band E
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

1,495 sq ft (138.9 sq m)
3 bedrooms
2 reception rooms
2 bathrooms
Off street parking
Freehold | Town

Guide price £1,250,000



Keydell Cottage Fox Yard, Farnham
Internal area 1,495 sq ft (139 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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