

Oakleigh  
Frensham Vale

Strutt  
& Parker

Land and property. Since 1885.



OAKLEIGH  
30a

5284 sq ft (490.9 sq m) | Freehold  
6 bedrooms | 3 reception rooms  
4 bathrooms | Double garage and tennis court

**Guide price £2,950,000**

## An outstanding, modern, six-bedroom home in sought-after Lower Bourne

With three floors of bright, flexible accommodation, Oakleigh is ideal for family life in Farnham. This superb six-bedroom family home offers bright and easy accommodation over three floors, all three designed to the highest specification.

Entering the property directly into a double-height hall, to the left is the formal drawing room with fireplace and to the right a study. The back of the property houses both the kitchen/dining room and the separate family room. The hand painted fitted kitchen by Charles Yorke features a Falcon range oven, drinks fridge, along with an expansive island and breakfast bar. In the family room, built-in cabinetry provides an ideal setting for family entertainment. Both rooms have French windows out onto the terrace and the kitchen leads to a handy utility room with its own access to the garden.

On the first floor there are five good-sized bedrooms, the principal bedroom benefitting from a dressing area and en-suite bathroom. Of the other four, one also has an en-suite shower room, and the others are serviced by the family bathroom, each bathroom with Hansgrohe bath and shower systems and tiling by Minoli. The second floor houses the sixth bedroom, as well as a large dressing room and bathroom with duet sinks.

Outside, Oakleigh is approached by a gated entrance and gravel drive up to the house and double garage, with additional space in the loft above. The wrap-around grounds contain clever planting, separating the back and front gardens and providing privacy to the lawned areas.

Directly behind the kitchen and family rooms is the terrace. Thoughtfully designed with outdoor entertaining in mind, the terrace has both open space and a covered area that contains the outside kitchen and seating area with a backdrop of mature hedges and trees. Beyond the terrace lies more lawn area, followed by an enclosed tennis court which is lined by newly planted trees.



### Location

Oakleigh is situated in the highly regarded Frensham Vale, within the desirable Lower Bourne area to the south of Farnham. The location offers a strong sense of community, with local amenities including a village shop, public house and tennis club, while the nearby Georgian market town of Farnham provides a comprehensive range of shopping, dining and leisure facilities, together with a mainline station offering services to London Waterloo.

The surrounding area is renowned for its natural beauty, with Frensham Common and the National Trust-owned Frensham Ponds close by, providing excellent opportunities for walking, riding and outdoor recreation. The area is also well served by a number of highly regarded schools, including South Farnham School, Weydon School, Edgeborough, Frensham Heights and More House School.

Communications are excellent, with the A31 providing access to the A3 and wider motorway network, linking to Guildford, Winchester and London, while Farnham station offers regular rail services to the capital.

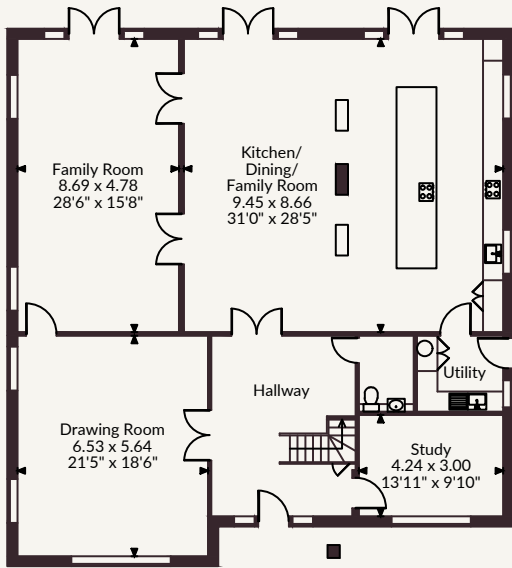
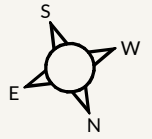
Postcode region: GU10

### General

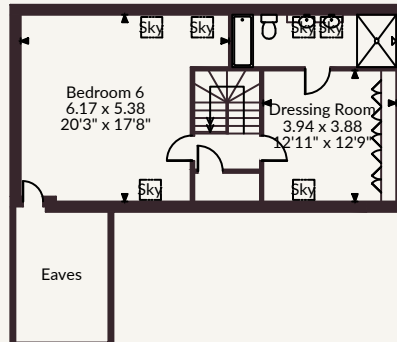
Local Authority: Waverley Borough Council  
Services: Mains electricity, water and drainage. Solar panels.  
Council Tax: Band G  
EPC Rating: A  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



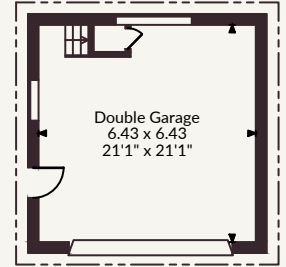
Frensham Vale, Farnham, Surrey  
 Main House internal area 4,652 sq ft (432 sq m)  
 Garage Building internal area 632 sq ft (59 sq m)  
 Total internal area 5284 sq ft (491 sq m)



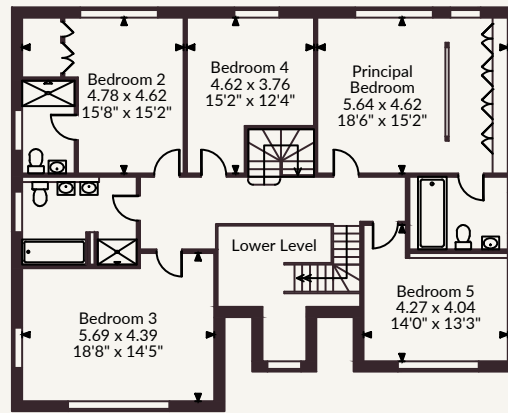
Ground Floor



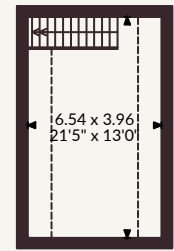
Second Floor



Ground Floor



First Floor



First Floor

**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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