

Marlingford
7 Greenhill Road



Strutt
& Parker

Land and property. Since 1885.

5,571 sq ft (518 sq m) | Freehold
5 reception rooms | 6 bedrooms
3 bathrooms | Garage and swimming pool

Guide price £3,250,000



A substantial and light-filled residence offering elegant contemporary interiors and versatile living spaces, situated in a premier residential setting in the heart of sought-after Farnham

Marlingford is an attractive detached residence extending to nearly 5,600 sq ft of well-maintained accommodation, combining refined architectural detail with modern comfort to create an elegant yet welcoming home.

The accommodation is arranged around a central reception hall, leading to the principal reception rooms, including a generous front drawing room with feature fireplace and wood-burning stove, and an elegant dining room, also with a fireplace, ideal for entertaining. Adjacent is a bright orangery with dual lantern roofs and two sets of French windows opening directly onto the terrace.

At the heart of the home is an impressive kitchen, fitted with bespoke cabinetry, granite worktops and a large central island with breakfast bar, flowing into a generous family room with a bay window and French windows opening onto the terrace. A utility room and cloakroom complete the ground floor, together with a well-proportioned study, ideal for home working.

On the first floor, the principal suite includes built-in wardrobes and a generous en suite bathroom. One further bedroom benefits from en suite facilities, while the remaining bedrooms are served by a modern family bathroom. A separate laundry room completes the first floor. The second floor is currently arranged as a home gym and additional bedroom/hobby room, ideally suited to modern family living.

The property is approached via an impressive gated entrance with brick pillars and ornate ironwork, leading to a sweeping gravel driveway providing ample parking and access to a detached brick-built garage. To the rear, the beautifully maintained garden features an expansive stone terrace, ideal for outdoor entertaining, complete with a barbecue area, and overlooking a heated outdoor swimming pool with a stone surround. A charming wrought-iron gazebo, adorned with climbing roses, provides a secluded retreat.

Location

Marlingford sits within the Great Austins Conservation Area, a premier location for access to local schools and amenities including Bourne Woods.

Farnham is a historic and well-regarded Surrey market town known for its Georgian architecture, vibrant centre and excellent quality of life. The town offers an excellent range of amenities including independent shops, cafés, restaurants, Waitrose and Sainsbury's supermarkets, together with extensive leisure and countryside walks along the nearby North Downs and Alice Holt Forest.

Well-regarded independent schooling options in the vicinity include Edgeborough School, More House School and Lord Wandsworth College, while the wider area provides access to renowned grammar schools in Guildford including the Royal Grammar School, Guildford High School and Tormead School. For commuters, Farnham railway station provides direct services to London Waterloo, while the A31 links to the A3 and wider motorway network, offering convenient access to London, Guildford and the south coast

Postcode region: GU9

General

Local Authority: Waverley Borough Council

Services: Mains electricity, gas, water and drainage

Council Tax: Band H

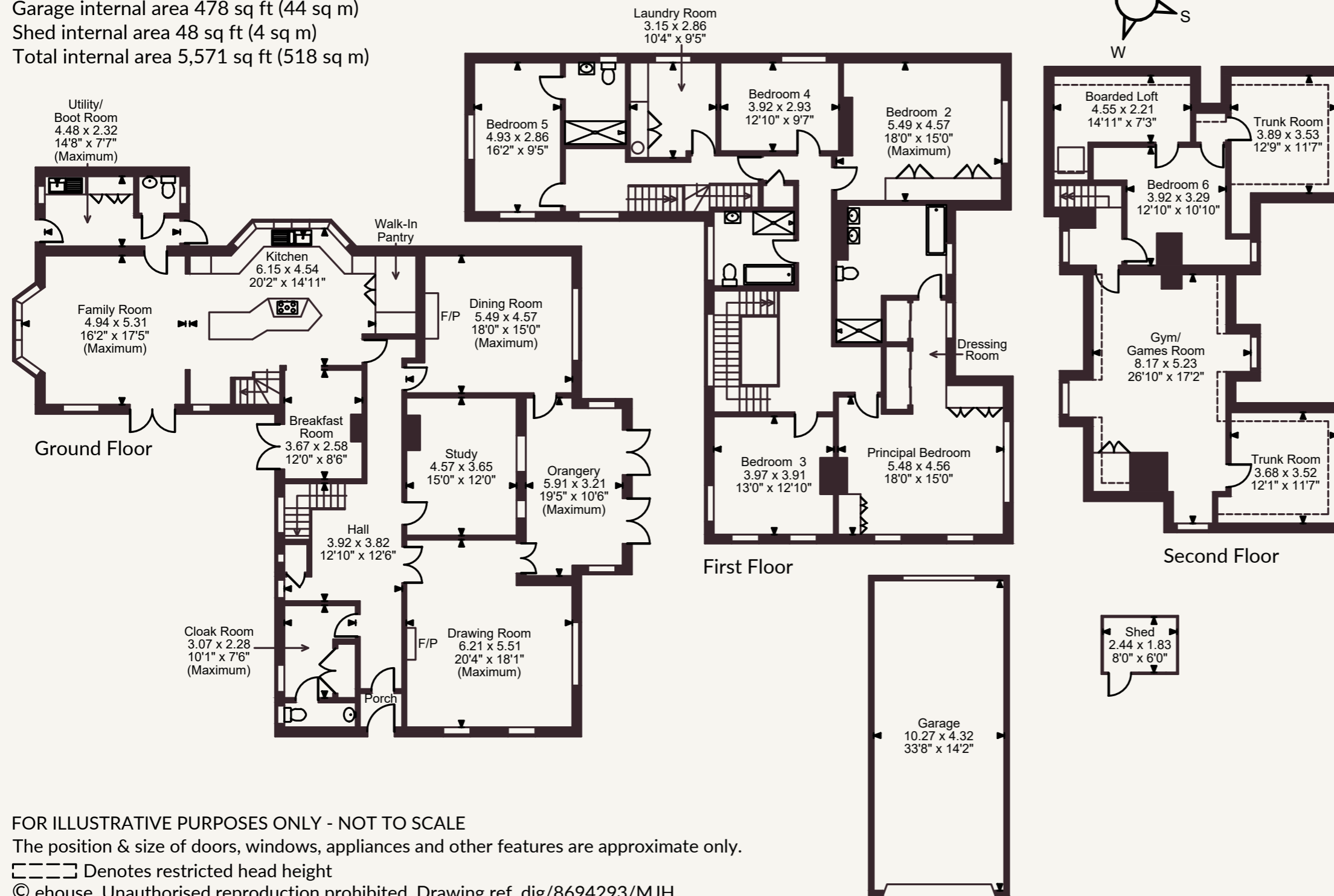
EPC Rating: D

Mobile and Broadband checker: Information can be found here

<https://checker.ofcom.org.uk/en-gb/>



Marlingford, Greenhill Road, Farnham
 Main House internal area 5,045 sq ft (469 sq m)
 Garage internal area 478 sq ft (44 sq m)
 Shed internal area 48 sq ft (4 sq m)
 Total internal area 5,571 sq ft (518 sq m)



Strutt & Parker Farnham
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The historic market town of Farnham mixes the quaint with the bohemian. Known for its artsy locals, cool independent shops, and beautiful cobbled streets, the settlement is a dream town for those looking to settle down somewhere that blends the quiet of the countryside with the buzz of somewhere more lively.

Farnham Castle looms over the town, although it is far from the only local historic treasure. Other attractions include the famous Maltings Monthly Market, the impressive Sculpture Park, and enough well-stocked second-hand stores to film a season's worth of Antiques Roadshow. The pub and restaurant scene punches well above its weight for a small town, with classy eateries and charming pubs lining the centre.

Once you head out of the bustling centre of town you're hit with rolling green fields and all the pleasures of country life on the North Downs. Think bird-watching, long wooded walks that pass scenic historic landmarks, and even the chance to kayak down the River Wey. No matter your favoured outdoor pursuit, you'll be able to indulge here.

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 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
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