



Four Winds

Littleworth Cross, Seale, Farnham, Surrey

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A charming period home with four bedrooms and plenty of character features

A detached period house set in a peaceful rural position just outside the sought-after village of The Sands. It is surrounded by the rolling parkland and woodland of the Hampton Estate, and offers easy access to countryside walking and cycling trails while being within easy reach of popular Farnham.



3 RECEPTION ROOMS



4 BEDROOMS



1 BATHROOM



DOUBLE GARAGE



1.08 ACRES



FREEHOLD



EDGE OF VILLAGE



2224 SQ FT



**£1,175,000
GUIDE PRICE**

The property

Four Winds is a splendid period home with a spacious garden and the potential for modernisation, set in a highly desirable rural location. Much of the accommodation is arranged on a single accessible level, including the three main reception rooms. These comprise the well-proportioned sitting room as well as a dining room and a useful private study. The sitting room features an open brick fireplace and French doors opening onto the south-facing rear garden, while double doors connect to the dining room, providing space for a family dining table. The kitchen has fitted units and space for all the necessary appliances plus a breakfast table, with a walk-in pantry providing further storage space.

There are three double bedrooms on the ground floor, one of which has its own washbasin, with one including built-in storage and a door opening onto the garden. The principal bedroom is found on the first floor, together with its own dressing room, access to loft storage and the family bathroom.

The property features various original details, including attractive elevations of red brick and cobbled stone, as well as a timber and render infill central cross gable. There is also a unique layout, which provides the flexibility for a potential renovation or redevelopment, subject to the necessary consents.

Outside

The entrance for vehicles can be found on Seale Road, where there is driveway shared by several properties. It leads to a private drive with plenty of parking space and access to the integrated double garage. The garden is south-facing and welcomes plenty of sunlight throughout the day. It includes a patio and cobbled courtyard area at the entrance to the home, with a second patio area to the side, accessed via the study. To the other side there is a further courtyard area and side access to the kitchen, as well as to several useful outside stores, in addition to the detached garden store. The garden includes rolling lawns with established border hedgerows and various mature trees.



Location

The pretty and highly sought-after village of The Sands lies two miles to the east of the Georgian town of Farnham, surrounded by the beautiful countryside of the South Downs National Park. The village has a local pub, a parish church, a village hall and a recreation ground, while for leisure, Farnham Golf Club (The Sands) is right on its doorstep. The independent Barfield School is about two miles from Four Winds, while there are several outstanding-rated primary and secondary schools within the local area.

Farnham offers an excellent choice of pubs, bars, coffee shops and restaurants including Côte, Pizza Express, The Tellers Arms, Bill's & Zizzi, along with an extensive range of high street and independent shopping. Recreational facilities include the popular Maltings Art Centre, Reels Cinema and a number of gyms, yoga and pilates studios.

The much larger centre of Guildford is about 9 miles away and has a more extensive range of shops, restaurants, coffee shops, theatres and G-Live venue.

The area offers easy access to the surrounding countryside including Crooksbury Common, Cutmill Pond and Puttenham Common, 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 both Guildford and Farnham plus good road access to the A3 and M3. Heathrow, Gatwick and Southampton Airports are all accessible in under an hour.



Distances

- Elstead 3.4 miles
- Farnham 4 miles
- Guildford 9 miles

Nearby Station

- Guildford station 9 miles
- Farnham station 4 miles

Key Locations

- Crooksbury & Puttenham Commons
- Cutmill Pond
- Frensham Ponds
- Farnham (Georgian town)

Nearby Schools

- Barfield Prep School
- Waverley Abbey CoFE School
- St James Primary School



Floorplans

House internal area 2,224sq ft (207 sq m)

Garage internal area 308 sq ft (29 sq m)

Garden store/stores internal area 416 sq ft (39 sq m)

Total Internal area 2,948 sq ft (274 sq m)

For identification purposes only.

Directions

GU10 1JL

///What3words: painter.materials.dignify - brings you to the shared driveway

General

Local Authority: Guildford Borough Council

Service: Mains electricity, water and gas. Private drainage, which we understand will most likely not be compliant with current regulations. Gas fired central heating.

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

Council Tax: Band G

EPC Rating: F

Fixtures and Fittings: By separate negotiation



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

□□□ Denotes restricted head height

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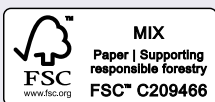
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