Helmsdale
Littleworth Road

Strutt & Parker

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An outstanding three-bedroom bungalow with elegant, understated modern styling, set in an exclusive position in The Sands, surrounded by woodland yet within easy reach of bustling Farnham.

Helmsdale is an exceptional three-bedroom detached bungalow, occupying a secluded and highly desirable position in the village of The Sands, backing onto woodland and moments from Farnham Golf Club. The property offers beautifully presented accommodation with a contemporary feel, high-specification finishes and excellent natural light throughout, all arranged on a single level for flexible modern living, with views over the gardens to the woodland beyond.

The principal reception room is a generously proportioned sitting room, featuring carpeted flooring, a wood-burning stove and French doors opening onto the rear terrace. This is complemented by a triple-aspect family room, flooded with natural light and benefiting from a full-height window and additional French windows to the side garden. The open-plan kitchen and dining area provides further living and entertaining space, with tiled flooring, contemporary cabinetry, wooden worktops and a range cooker, together with direct access to the rear terrace for seamless indoor-outdoor living.
The three bedrooms are all doubles, offering flexibility for use as additional reception space if required. The principal bedroom includes a walk-in wardrobe and en suite shower room, while a further bedroom also benefits from en suite facilities. A family bathroom with over-bath shower completes the accommodation.

The property is approached via a gravel driveway framed by landscaped borders with mature planting. To the rear, the generous gardens are predominantly laid to lawn with a stone-paved terrace providing an ideal space for outdoor dining. The gardens also feature a summer house and pergola with espaliered fruit trees, and back directly onto woodland with open outlooks towards the adjoining golf course.

1,869 sq ft (174 sq m)
3 reception rooms
3 bedrooms
3 bathrooms
Off-street parking & gated entrance
Freehold | Village

Guide price £1,250,000

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 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 two miles away, while there are several outstanding-rated primary and secondary schools within the local area.

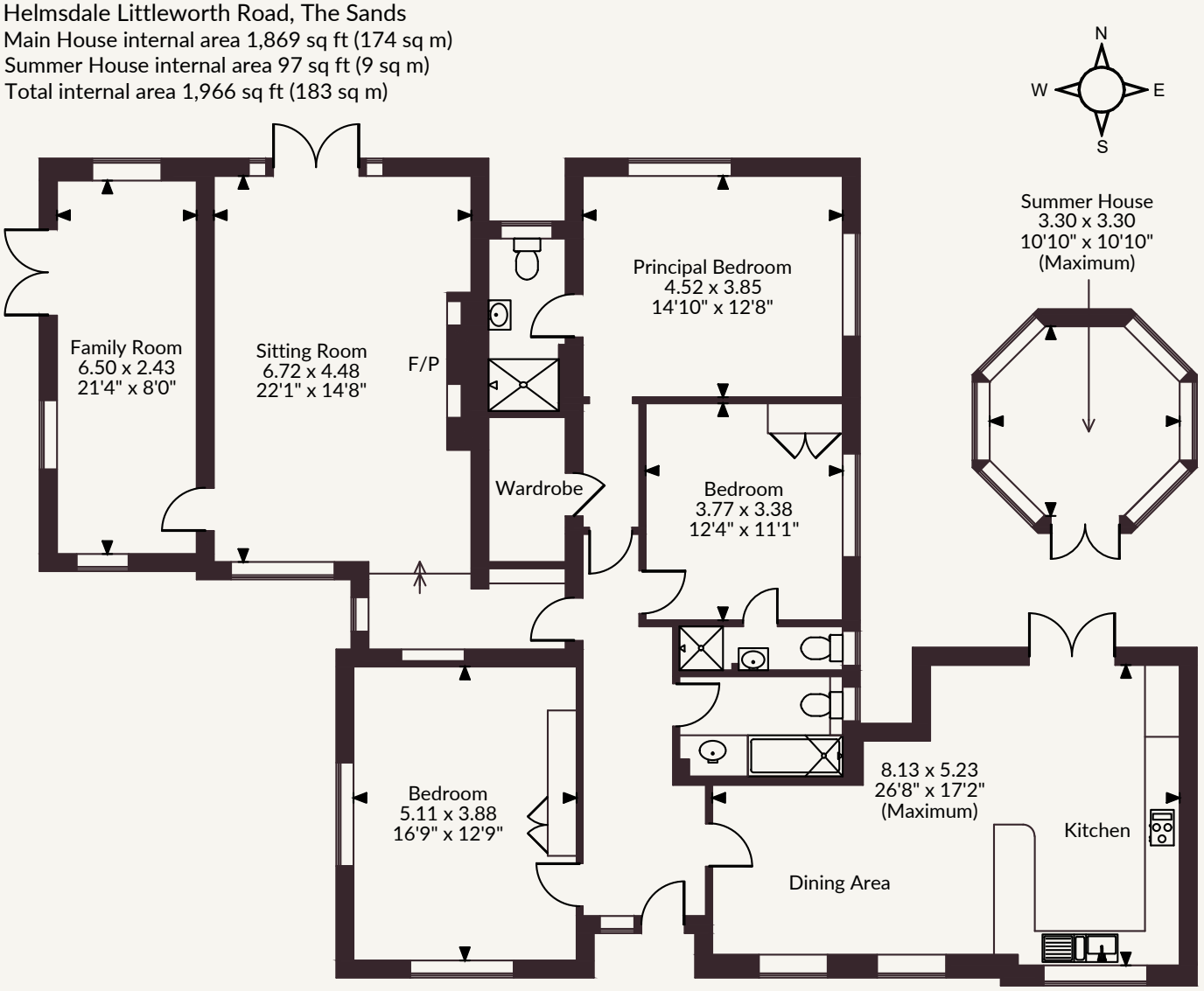
The Georgian town of Farnham offers an excellent choice of pubs, bars and restaurants including Côte, Pizza Express, Bill's & Zizzi, along with an extensive range of high street and independent shopping, and recreational facilities. The area offers easy access to the surrounding countryside with a network 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.

Postcode region: GU10

General

Local Authority: Guildford Borough Council
Services: Mains electricity, gas, water and drainage.
Council Tax: Band F
EPC Rating: D
Mobile and Broadband checker: Information can be found here
https://checker.ofcom.org.uk/en-gb/

Helmsdale Littleworth Road, The Sands
Main House internal area 1,869 sq ft (174 sq m)
Summer House internal area 97 sq ft (9 sq m)
Total internal area 1,966 sq ft (183 sq m)



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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