# Woodland Cottage
# Long Hill, The Sands

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## A stylish and impressive four-bedroom home with magnificent gardens, located in The Sands, offering both countryside charm and easy access to local amenities.

A beautifully appointed detached house in a stunning position neighbouring woodland in the highly regarded village of The Sands. The property benefits from a peaceful and private feel, while the bustling towns of Farnham and Guildford are both a short drive away.

Woodland Cottage is an outstanding detached property with stylish accommodation arranged across two light-filled floors. The property offers four bedrooms and light, airy accommodation with elegant modern fittings and décor, much of which overlooks the stunning garden to the rear, and the dense woodland beyond. The welcoming reception hall leads through double doors into a 31ft open-plan kitchen, breakfast, and family room, a bright and inviting area perfect for family living and entertaining. This impressive room features sleek tiled flooring, a large ceiling lantern skylight, two sets of French windows, and south- and west-facing bi-fold doors, creating a seamless connection to the beautiful garden.

There is space for both a sitting area and a family dining table, with the kitchen itself featuring bespoke fitted units, a central island with a breakfast bar and integrated appliances. The adjoining utility room provides further space for home storage and appliances. There are an additional two well-presented reception rooms on the ground floor, providing further space in which to relax. These are the sitting room and the drawing room, both of which have direct access to the rear gardens via bi-folds and French windows respectively.

Upstairs there are four comfortable bedrooms, including the principal bedroom which benefits from extensive fitted storage and a luxury en suite bathroom with a bathtub and a walk-in shower. The first floor also has a family shower room, while an additional shower room can be found on the ground level.

**2,902 sq ft (270 sq m)**
**4 bedrooms**
**3 reception rooms**
**3 bathrooms**
**Double garage & swimming pool**
**Freehold | Village**

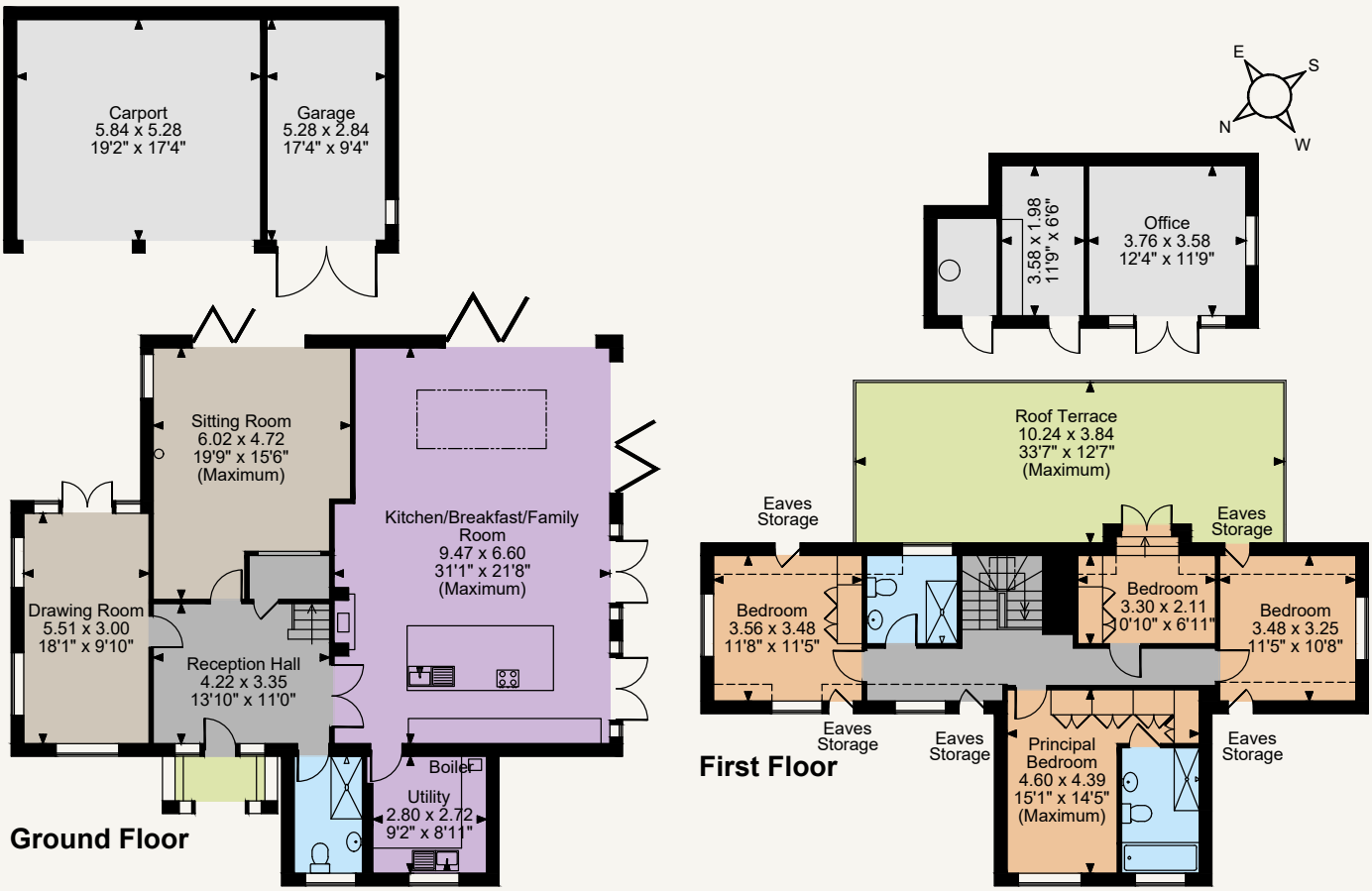
**Guide price £2,000,000**

**Outside**
At the front of the property, the driveway provides plenty of parking space, while the double carport and garage offers covered parking for up to three vehicles. There are well-stocked beds to the front with various shrubs and hedgerows, while at the side and rear of the house, the magnificent garden is enclosed by mature woodland and feature extensive rolling lawns, patio areas and decking for al fresco dining, an ornamental pond and water feature, a safari-style gazebo and a heated outdoor swimming pool with a pool house. There are also border beds filled with shrubs and flowering perennials, while towards the end of the gardens there is a secluded, wooded play and activity area, with a climbing frame and a sunken trampoline.

**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 less than a mile 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, Brasserie Blanc, 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 Council
Services: Mains electricity, water and drainage. Private drainage that we understand is not compliant with current regulations.
Council Tax: Band G
EPC Rating: E
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/




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

⊏⊐⊏⊐ Denotes restricted head height

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