



# Woodland Cottage

Long Hill, The Sands, Farnham



## An impressive four-bedroom home with stylish accommodation and magnificent gardens

A beautifully appointed detached house in a stunning, secluded woodland position in the highly regarded village of The Sands. The property backs onto dense woodland, creating a peaceful and private feel, while the bustling town of Farnham is a short drive away.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**DOUBLE GARAGE**



**2 ACRES**



**FREEHOLD**



**VILLAGE**



**2902 SQ FT**



**£2,000,000 GUIDE PRICE**



### The property

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.

### 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. The independent Barfield School is close by, while there are several outstanding-rated primary and secondary schools within the local area.

### Distances

- Farnham 3.4 miles
- Guildford 10.9 miles
- London 41.0 miles

### Nearby Stations

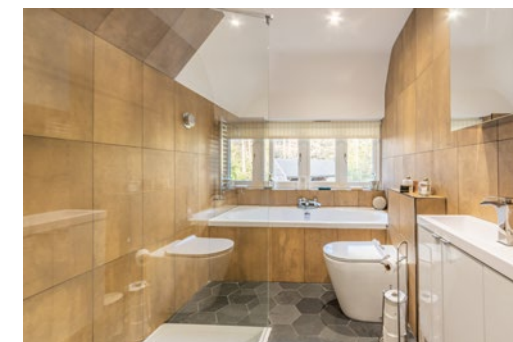
- Farnham 3.4 miles
- Bentley 9.0 miles

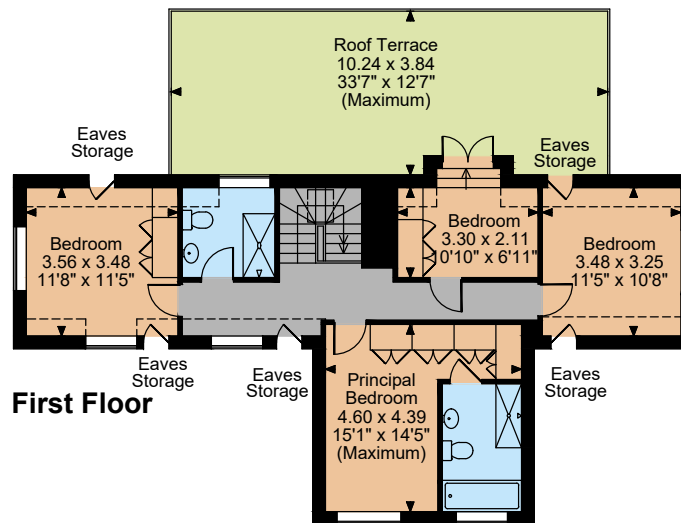
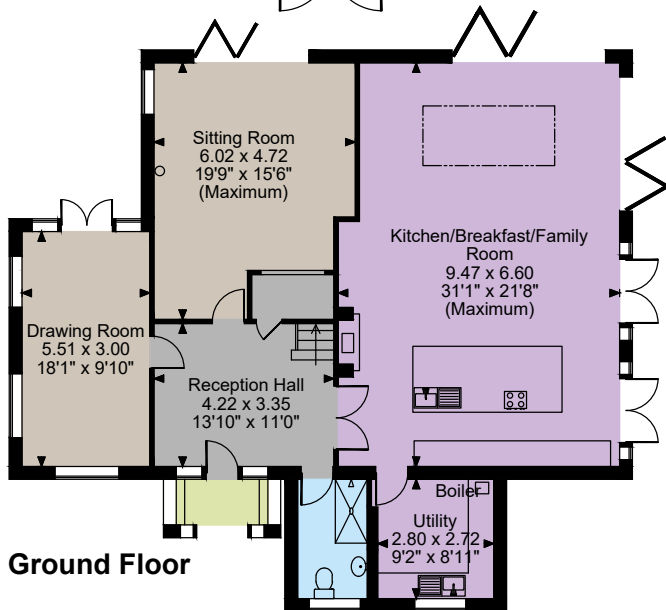
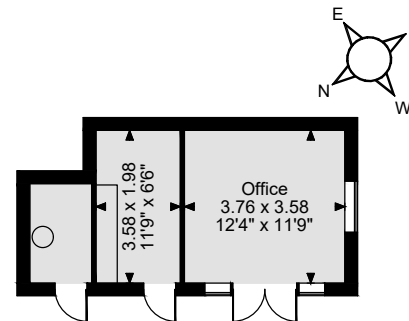
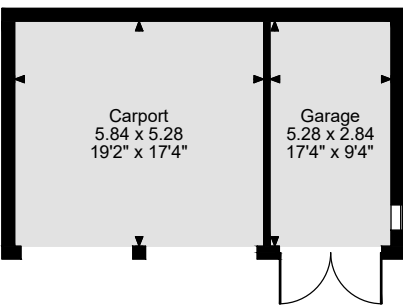
### Key Locations

- Bourne Woods
- Frensham Ponds

### Nearby Schools

- Seale Village Pre School
- Barfield Prep School
- South Farnham Juniors School
- Waverley Abbey CofE School
- The Abbey School





Ground Floor

First Floor

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

□ □ □ □ Denotes restricted head height

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### Floorplans

House internal area 2,136 sq ft (199 sq m)  
 Garage & Carport internal area 502 sq ft (47 sq m)  
 Outbuilding internal area 264 sq ft (25 sq m)  
 Roof Terrace external area 413 sq ft (38 sq m)  
 Total internal area 2,902 sq ft (270 sq m)  
 For identification purposes only.

### Directions

GU10 1NG

what3words: ///immune.dishes.fencing

### General

Local Authority: Guildford

Services: Mains electricity, water and drainage.  
 Additional private drainage that we understand is not compliant with current regulations

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

Council Tax: Band G

EPC Rating: E

Fixtures and Fittings: By separate negotiation

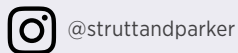
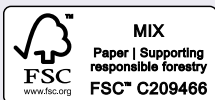
## Farnham

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