



5 Old Knowle Square  
Farnham, Surrey

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## 5 Old Knowle Square Farnham, Surrey, GU9 0EZ

A modern 3-4 bedroom home on an exclusive private development surrounded by fields but within easy reach of Farnham town centre

Farnham 1 mile and mainline station 1.4 miles (London Waterloo from 53 minutes), Guildford 10.9 miles, London 39 miles

Hall | Reception room | Study/bedroom 4  
Sitting area | Dining area | Kitchen/breakfast room | Utility | Cloakroom | Principal bedroom with walk in wardrobe & en suite shower room 2 Further double bedrooms | Family bathroom Garden | EPC rating B

### The property

5 Old Knowle Square is a beautifully presented modern home, set in a small and exclusive development on a private road just a mile from Farnham town centre, on the edge of beautiful open countryside. The property features up to four bedrooms and stylish living space with high-quality contemporary fittings throughout.

The ground floor has a comfortable reception room at the front, as well as a study, which could be used as a bedroom if required. The heart of the home is the 29ft open-plan sitting area, dining area and kitchen at the rear, with its French doors opening onto the gardens. The room is ideal for entertaining and features a well-equipped kitchen with farmhouse-style units, a central island with a breakfast bar, a split butler sink and integrated appliances.

On the first floor there are three double bedrooms of similar proportions, including the principal bedroom with its walk-in wardrobe and en suite shower room. The first floor also has a large family bathroom with a bathtub and a separate shower unit.

### Outside

The home is set on a private courtyard with a small collection of properties, with plenty of parking available at the front of the house. At the rear, the gardens include a patio across the back of the house, as well as a split-level, terraced lawn. At the top of the gardens there is a further paved and gravel terrace, providing the ideal space for al fresco dining.

### Location

The Georgian town of Farnham offers an excellent choice of cafes, pubs, bars and restaurants including The Nelson Arms (less than a mile away in Castle Street) Bills, Côte, The Giggling Squid, and Zizzi, along with an extensive range of high street, independent shopping and recreational facilities, including a leisure centre, David Lloyd centre, Yoga & Pilates studios, The Farnham Maltings Art Centre, a Reels Cinema and various golf courses.

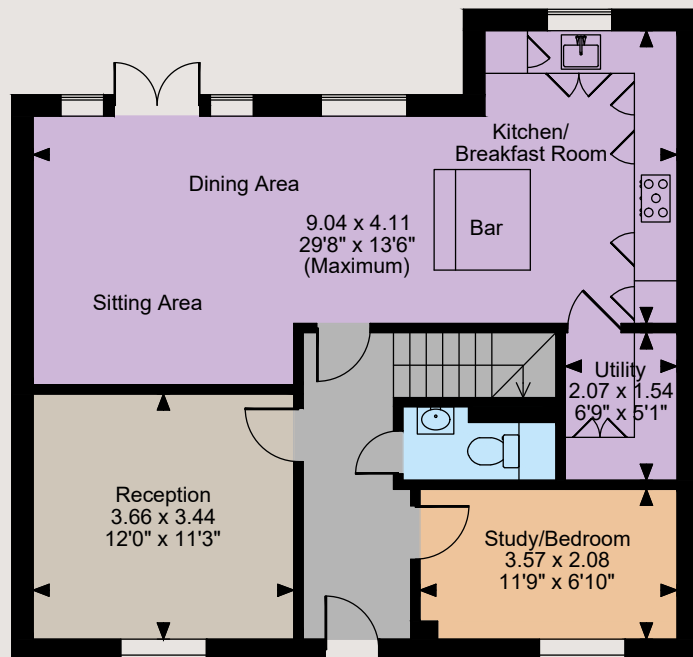
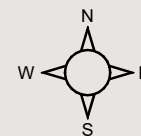
There is an excellent choice of state schools, including Potters Gate C of E School about 1.5 miles away, the outstanding rated Weydon School, which is 3.2 miles from the property, and independent schools, including Edgeborough, Frensham Heights, St Nicholas', More House School and Lord Wandsworth College.

Communications are excellent, with the nearby A331/M3 and A31/A3 linking to London and the south coast, while the mainline station in Farnham provides a regular train service to London (London/Waterloo from 53 minutes) and is just half a mile away. Both Gatwick and Heathrow are around 45 minutes away by car.

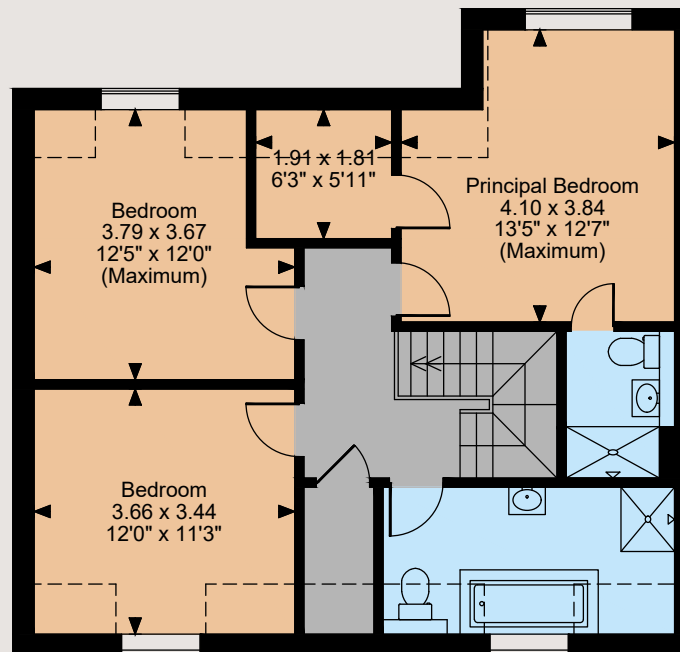




Floorplans  
House internal area 1,385 sq ft (129 sq m)  
For identification purposes only.



**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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## Directions

Take Castle Hill away from the town centre towards Farnham Castle. Turn left onto Old Park Lane and after 0.5 mile, take the middle entrance on your left.  
WhatThreeWords ///direction.impaired.modern takes you to the driveway to the estate.

## General

**Local Authority:** Waverley Borough Council  
**Services:** Mains electricity, mains water, Flogas, private drainage (Klargester system which is compliant to current regulations) gas central heating, underfloor heating on the ground floor and radiators on the first floor.  
**Council Tax:** Band E  
**Service Charge:** £150 per month  
**Tenure:** Freehold  
**Guide Price:** £800,000

## Farnham

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