

The Granary Dockenfield



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& Parker**

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A splendid semi-detached farm property with up to four bedrooms and spacious, south-facing rear gardens, in a peaceful development on the edge of the desirable village of Dockenfield

The Granary is a charming end-of-terrace home that offers more than 1,300 sq ft of attractive accommodation arranged over two floors. The property has elevations of red brick and white render outside, while inside the accommodation is well-presented, with neutral décor and a sunny south-facing rear aspect.

There are two comfortable reception rooms on the ground floor, including the generously proportioned sitting room, which stretches from the front to the rear and features wooden flooring, a central fireplace and two windows at the rear overlooking the splendid gardens. There is also a formal dining room with sliding glass doors to the patio area and a hatch connecting to the kitchen, which is fitted with farmhouse-style units, wooden worktops and integrated appliances by Bosch, including a dual oven, an induction hob and an extractor hood. There is also a dishwasher and a washing machine.

Upstairs there are three double bedrooms and a study, which could be used as a fourth bedroom if required. The largest double bedroom benefits from an en suite bathroom with a separate WC, while the first floor also provides access to family bathroom with an over-bath shower.

Access to the property is via a shared lane with a gated entrance, which leads to the double garage and parking area at the side of the house. There is a patio dining area at the side of the house, with further paved terracing and a border bed in the walled front gardens. At the rear there is a generous expanse of south-facing lawn with various mature trees, hedgerows, shrubs and a pond, which is a haven for wildlife. Tall trees to the borders provide shelter and a sense of privacy and seclusion.



Location

The property is set in the sought-after village of Dockenfield on the Surrey/Hampshire border. Dockenfield is an active and vibrant village which offers a church, the popular Bluebell pub and many well supported community events and clubs including the annual Dockenfield Day village fete, Horticultural Society, Local History Group, Village Lunch, Pilates in the church hall and more.

The nearby villages of Frensham and Rowledge boast a variety of local facilities including a village shop, Post Office, butcher, public houses, cricket and tennis clubs and excellent schools. There is sailing and fishing at the National Trust Frensham Ponds and many well-regarded golf courses close by. Nearby Alice Holt Forest (www.aliceholt.org) provides ample opportunity for walking, riding, cycling and outward-bound activities. The Shipwrights Way, a 50-mile scenic cycle route to the south coast is adjacent to the property.

The pretty Georgian market town of Farnham provides the area with an excellent range of shopping and leisure facilities, with the more extensive facilities of Guildford a little further afield. The train station at Bentley is just three miles away with trains to London Waterloo in about an hour.

General

Local Authority: Waverley Borough Council
Services: Mains electricity and water. Private drainage which we understand is compliant with current regulations.
Council Tax: Band F
EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

1,666 sq ft (123 sq m)

3 bedrooms

2 reception rooms

2 bathrooms

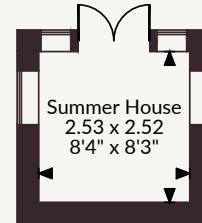
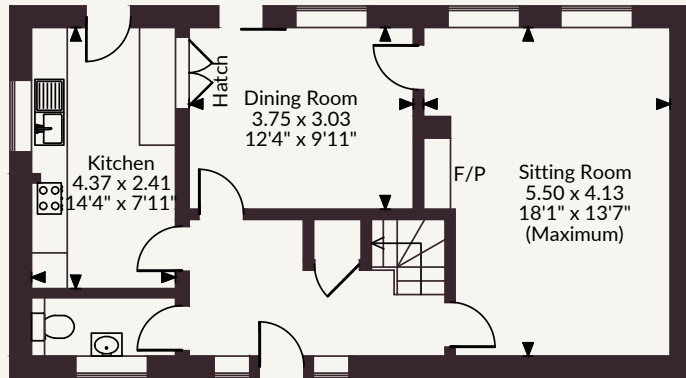
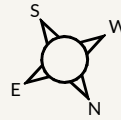
Double Garage

Freehold | Village

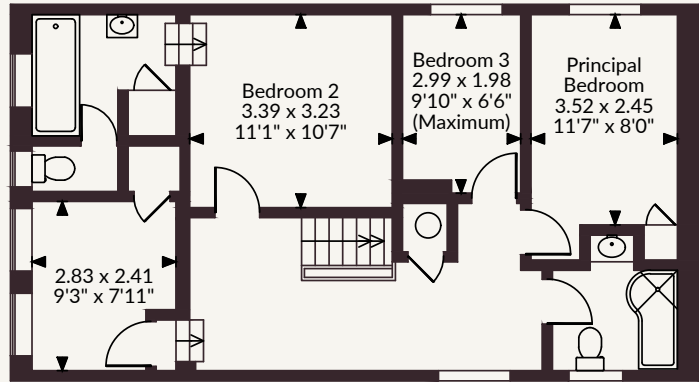
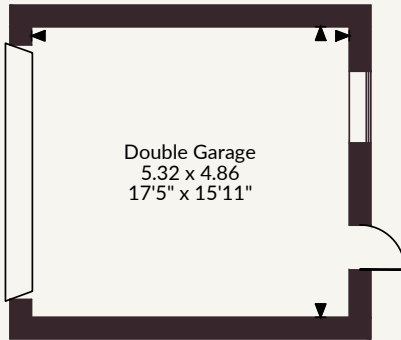
Guide price £800,000



The Granary Old Lane, Dockenfield, Surrey
 Main House internal area 1,319 sq ft (123 sq m)
 Garage internal area 278 sq ft (26 sq m)
 Summer House internal area 69 sq ft (6 sq m)
 Total internal area 1,666 sq ft (155 sq m)



Ground Floor



First 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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