



Greentubs
6 Packway

Strutt
& Parker

Land and property. Since 1885.



3,044 sq ft (283 sq m) | Freehold
3 reception rooms | 6 bedrooms
2 bathrooms | Double garage

Guide price £1,850,000

An impressive detached six-bedroom Harold Falkner house with magnificent gardens, set in a private woodland setting in the sought-after south Farnham village of Lower Bourne.

Built in 1908, Greentubs is an attractive family home, occupying a secluded and highly desirable position at the end of a peaceful lane in Lower Bourne. Surrounded by woodland and beautiful established gardens, the house features handsome red-brick elevations and offers six bedrooms together with a wealth of flexible accommodation, complemented by a range of charming character features.

The ground floor provides three well-presented reception rooms, including the generous sitting room, an ideal space for family life, with exposed timber beams and an impressive fireplace. Adjoining the sitting room is a private study, while the formal dining room features a brick-built fireplace fitted with a log burner. The kitchen and breakfast room is fitted with modern white cabinetry, integrated appliances and a breakfast bar, while an adjoining utility room provides additional storage and appliance space.

Upstairs there are six bedrooms, including the well-proportioned principal bedroom, which enjoys a dual south- and east-facing aspect and benefits from built-in wardrobes and an en suite bathroom with a bathtub and separate shower. Four further bedrooms benefit from fitted storage, while the sixth bedroom would be equally suited to use as a home office, dressing room or nursery. The first floor also includes a family bathroom with both a bathtub and separate shower.

The attic space runs the length of the home, with high ceilings it provides fantastic storage space and potentially the opportunity to extend.



Outside

The property is approached via a gravel driveway providing ample parking, in addition to a detached double garage. To the rear, the beautifully landscaped terraced gardens feature a patio and gravel terrace for al fresco dining, together with immaculate lawns, well-stocked borders and a tranquil pond. Mature trees frame the grounds, creating a wonderful sense of privacy and seclusion.

Location

Greentubs is set in a sought-after position on the south side of Farnham within the popular community of Lower Bourne. The village offers a store with post office, pharmacy, florist, doctors' surgery, veterinary clinic, three pubs, nursery schools, church and a village green with sports clubs, tennis courts and children's playground. Farnham itself provides extensive shopping, leisure and cultural facilities, together with a wide choice of cafés and restaurants.

Education provision is strong, with respected independent and state schools including Weydon School, South Farnham Infants and Edgeborough School all within reasonable reach.

Transport connections are excellent, with Farnham station providing regular services to London Waterloo in under an hour, and road links via the A31, A3 and M3 giving access to London, the south coast and the wider motorway network. Heathrow, Gatwick and Southampton airports are all within an hour's drive.

Postcode region: GU9

General

Local Authority: Waverley Borough Council
Services: Mains electricity, gas and water. Private drainage which we cannot confirm is compliant with current regulations. Internet speeds of up to 1000 Mbps. Water softener.
Council Tax: Band H
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Greentubs Packway, Farnham

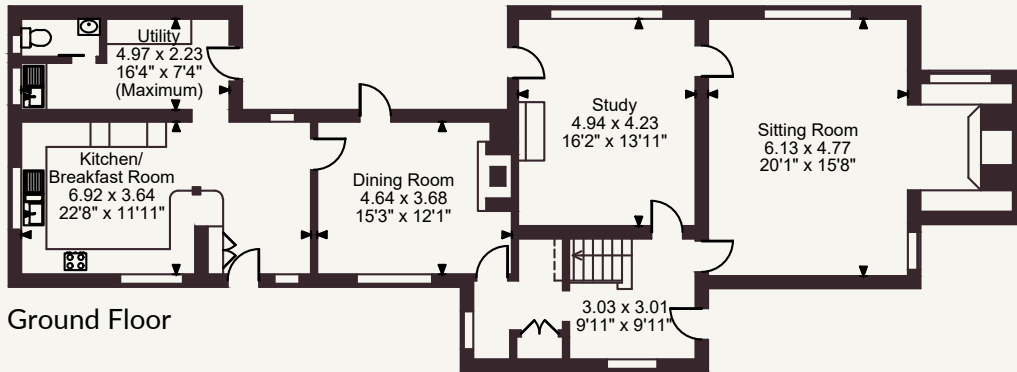
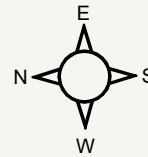
Main House internal area 3,006 sq ft (279 sq m)

Garage internal area 385 sq ft (36 sq m)

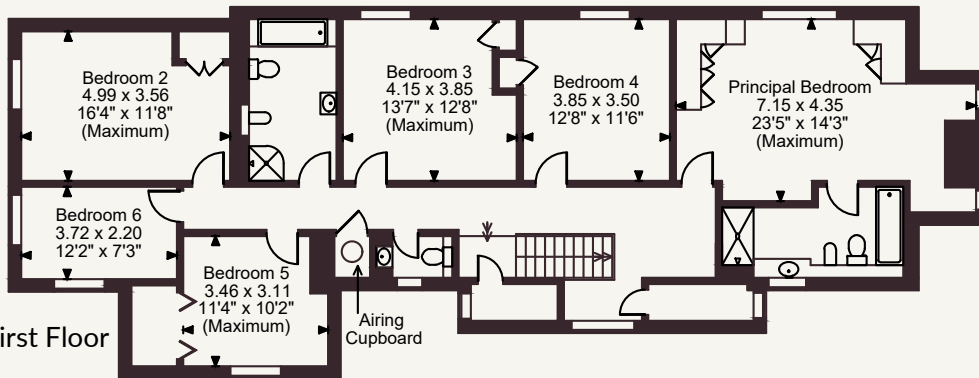
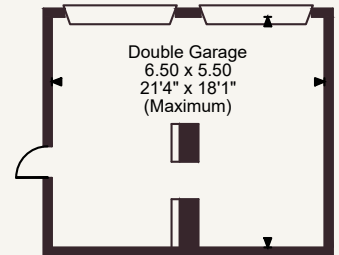
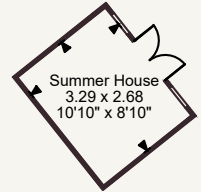
Greenhouse internal area 67 sq ft (6 sq m)

Summer House & Tin Store internal area 173 sq ft (16 sq m)

Total internal area 3,631 sq ft (337 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.

□ □ □ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8693558/SS

Strutt & Parker Farnham

37 Downing Street, Farnham, Surrey GU9 7PH

01252 821102 | farnham@struttandparker.com



@struttandparker struttandparker.com

**Strutt
& Parker**

Land and property. Since 1885.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken June 2026. Particulars prepared June 2026.