



East End

Seale

A handsome Grade II listed country house
with a wealth of period character and set in
landscaped grounds of about 9 acres

East End, Puttenham Road, Seale, Farnham, GU10 1HP

Farnham and mainline station 4.6 miles (London Waterloo from 53 minutes), Guildford 8 miles,
London Gatwick Airport 40.5 miles, Central London 39 miles

Features:

Reception hall | Family room | TV room | Office
Dining room | Kitchen/breakfast room | Utility room
Cloakroom | Principal bedroom with en suite bathroom
3 Further bedrooms, (2 en suite) | Dressing room
Shower room | Wine cellar | Garage | Greenhouse
Outdoor swimming pool | Gardens and grounds
EPC rating D

About 9.09 acres in all



The property

With origins believed to date to C16, East End exudes heritage charm and, whilst its composition has evolved across the centuries, the presentation remains an exemplary example of historic architectural detail. The attractive façade foretells the captivating tour that the interior walk-through delivers on entering this enchanting home, which provides over 5000 sq. ft of versatile accommodation. Ancient timber beams and posts, exposed brickwork, rustic ledge and brace doors, step-level changes and classic fireplaces are showcased with part-vaulted rooms providing a sense of grandeur. The generously-proportioned reception hallway conveys a warm welcome, with ground floor reception areas including an elegant family room, a relaxed TV room and a formal dining room perfect for hosting family and friends. A sociable hub is offered by the kitchen/breakfast room which features a green Aga stove at its heart, with fittings of modern, pastel-toned cabinetry, topped by stone work surfaces, and a Belfast sink, whilst a French doors affords a connection to the garden terrace.

The first floor rooms are reached via two stairways and occupies separate wings to two aspects of the home. On one side, the principal bedroom offers a refined retreat with decorative fireplace and a spacious en suite bathroom featuring vintage-inspired fixtures. The second bedroom is adjacent with access to a dressing area and en suite facilities. The opposing aspect is home to two inter-linking bedrooms and a bathroom. Of particular note is the cellar at East End, which is presented as dedicated wine cellar.

Outside

The property is approached via a gravel driveway with garaging just beyond the access point, leading to a parking and turning area in front of the house.. A paved terrace adjoins the house, , with a pathway leading to a porch to the side aspect. The gardens and grounds at East End provide a parkland-style outdoor sanctuary with expanses of lawn interspersed with majestic trees, a pond and a backdrop of woodland offering a pleasing sense of privacy and seclusion. A paved terrace offers opportunities for outdoor dining and relaxation, and there is an adjoining enclosed outdoor swimming pool with a paved surround.

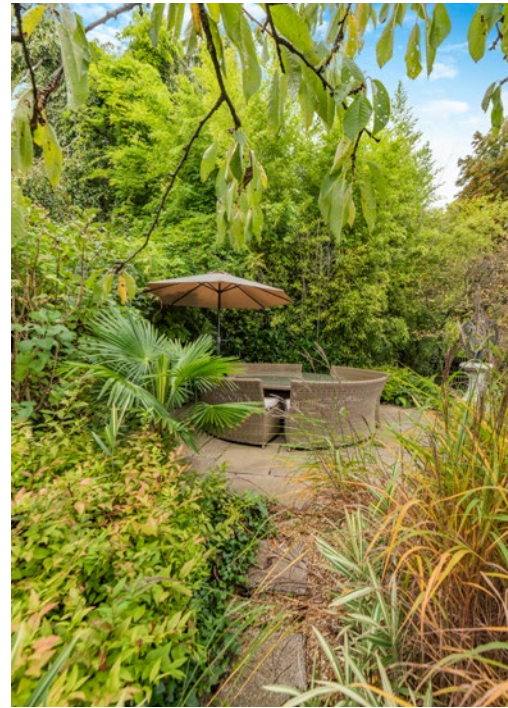
Location

East End is situated in a sought after area between the villages of Seale and The Sands within the Surrey Hills Area of Outstanding Natural Beauty and in close proximity to Puttenham Common. The nearby village The Sands has a pub, church, village hall, and Farnham Golf Club. The Georgian town of Farnham offers an excellent choice of shops and restaurants along with an extensive range of High Street, independent shopping and recreational facilities. Communications are convenient, with the nearby A331/M3 and A31/A3 linking to London and the south coast

Well-regarded schooling in the vicinity includes Frensham Heights, Barfield Prep School, Edgeborough and More House School.







Directions
From the A31, take the exit at the sign for Seale and Tongham. Follow Elstead Road and bear left to join Puttenham Road. Continue for a further 0.4 mile where the entrance to the property will be found on the left.

General
Local Authority: Guildford Borough Council
Services: Mains water and mains electricity, private drainage (which we believe to be compliant to current regulations) Gas fired central heating
Council Tax: Band H
Tenure: Freehold
Fixtures and Fittings: All fixtures and fittings are specifically excluded from the sale
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.
Guide Price: £3,250,000



East End, Puttenham Road, Seale, Farnham, Surrey
Main House internal area 5,063 sq ft (470 sq m)
Garage internal area 596 sq ft (55 sq m)
Greenhouse internal area 178 sq ft (17 sq m)
Total internal area 5,837 sq ft (542 sq m)



The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ Denotes restricted head height
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Strutt & Parker Farnham
37 Downing St, Farnham GU9 7PH

+44 (0) 1252 980461
farnham@struttandparker.com
struttandparker.com

Strutt & Parker London
43 Cadogan St, London SW3 2PR

+44 (0) 20 7591 2213
london@struttandparker.com
struttandparker.com

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