



Banksfoot,
Sands Road, The Sands

Tranquil setting and excellent access to both Farnham and the countryside.

Nestled within the sought-after village of The Sands, this delightful three bedroom detached bungalow offers spacious and versatile accommodation, set on a generous plot of approximately half an acre.



3 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE



LARGE GARDEN



FREEHOLD



VILLAGE



2234 SQ FT



**£1,250,000
GUIDE PRICE**



The property

The welcoming entrance hall leads through to a bright and spacious front-aspect living room, ideal for relaxing or entertaining, which in turn opens to a formal dining room and conservatory overlooking the gardens — creating a lovely flow of natural light throughout the living spaces.

The kitchen is well-equipped with a range of fitted units and cupboards, offering ample worktop and storage space. A door provides access to the rear garden, and a separate utility room adds further practicality.

There are three generous bedrooms, each with good proportions. The principal bedroom benefits from a private en-suite shower room and adjoins a useful study or cot room, perfect for those working from home or seeking additional nursery space. A family bathroom serves the remaining bedrooms.

Outside

The property is approached via a private driveway providing ample parking and access to a double garage. The front garden is mainly laid to lawn with mature planting, offering a high degree of privacy.

To the rear, a secluded enclosed garden features a patio area ideal for outdoor dining and entertaining, surrounded by established borders and lawns.



Location

Banksfoot is most convenient to the centre of the attractive Sands village with its public house, the Barley Mow, Church, Farnham Golf Club, British Legion, village hall offering a range of activities for all ages, and a recreation ground.

Farnham and Guildford are both within easy reach providing an excellent and varied range of shopping, educational and cultural facilities, together with fast trains to Waterloo. The surrounding area is completely unspoilt and renowned for its outstanding natural beauty.

There are excellent opportunities within the immediate area for country pursuits including walking, riding and golf, with much of the neighbouring land belonging to the National Trust, Forestry Commission and RSPB. Sailing is also available at nearby Frensham Great Pond.

Distances

- Farnham - About 3 miles
- London - About 42 miles

Nearby Stations

- Farnham - 2.7 miles
- Guildford - 9.1 miles

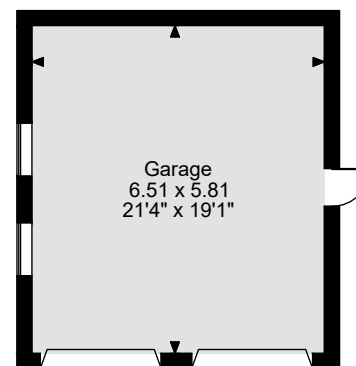
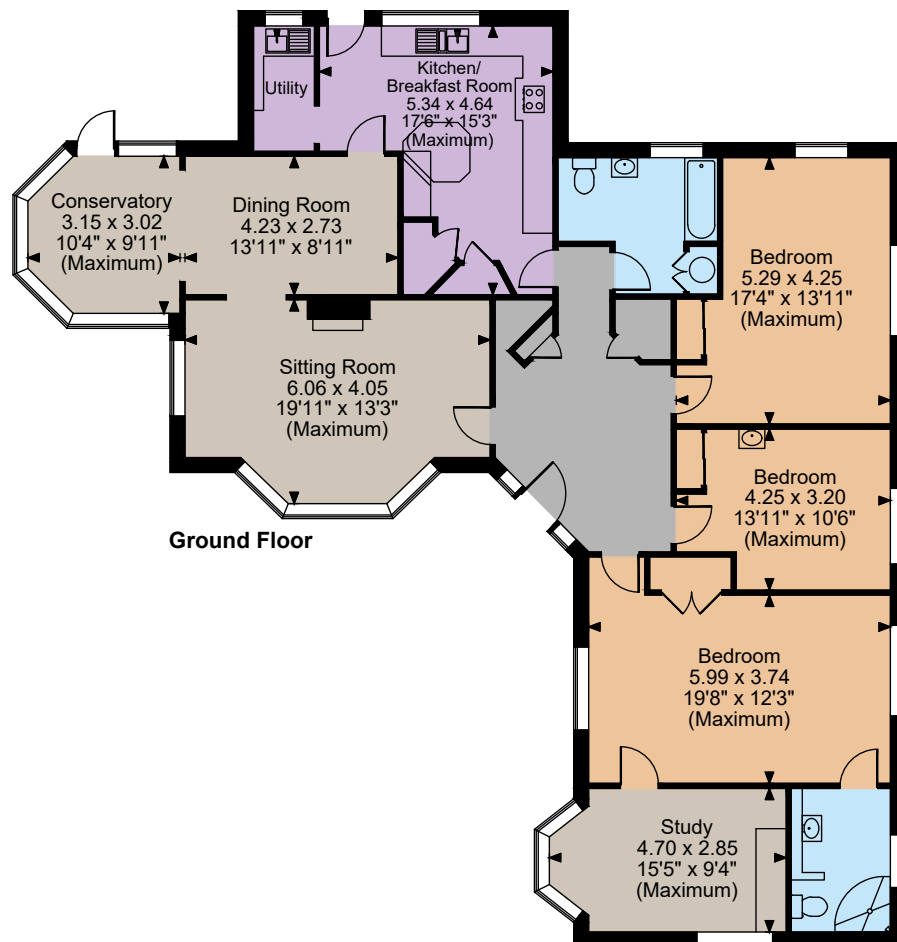
Key Locations

- Frensham Ponds
- Farnham Golf Club

Nearby Schools

- Waverley Abbey
- Weydon Academy
- South Farnham
- Edgeborough
- Barfield
- Frensham Heights
- Wellington College





Floorplans

House internal area 1827.7 sq ft (169.8 sq m)

Garage internal area 406.9 sq ft (37.8 sq m)

For identification purposes only.

Directions

GU19 1LT

what3words: ///washed.extra.votes

General

Local Authority: Guildford Borough Council

Services: All mains services. Gas central heating.

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

Council Tax: G

EPC Rating: D

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

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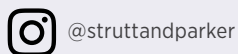
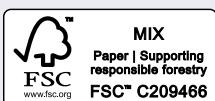
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