



# 1 Seale Lodge Cottages

Elstead Road, Seale, Farnham

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## Grade II listed, three bedroom cottage in the popular village of Seale

A thoughtfully updated, three bedroom, end of terrace cottage. Full of period charm and rustic yet comfortable character.



**2 RECEPTION ROOM**



**3 BEDROOMS**



**1 BATHROOM**



**GARAGE**



**FAMILY GARDEN**



**FREEHOLD**



**VILLAGE**



**1198 SQ FT**



**£575,000  
GUIDE PRICE**



### The property

1 Seale Lodge Cottages is a Grade II listed cottage, locally believed to have been the village bakery in the 18th century. The property has been thoughtfully upgraded over the years while retaining its character.

Downstairs, the sitting room is bright and comfortable, with a log burner, exposed beams and wood floors. The kitchen is equally light, fitted with Shaker style cabinetry in keeping with the cottage, and the adjoining breakfast area opens directly onto the garden via the stable door.

On the first floor, the principal bedroom is an exceptionally good size and includes fitted wardrobes. There are two further double bedrooms and a family bathroom, all finished in a style that sits comfortably with the period feel of the house.

### Outside

The property is approached via a courtyard to the right, with access either directly into the sitting room or through the kitchen.

From the courtyard, steps lead up to a lawned garden; a summerhouse sits in the corner and, with power connected, could be used as a home office or studio. Behind the cottage is a garage, together with additional space for residents' parking, with power suitable for EV charging.

### Location

The picturesque village of Seale is charming, popular and well placed for both Farnham and Guildford. The beautiful village church sits at its heart and the village hall is a focus for local events and activities.

Within the converted farm buildings opposite the cottage is Manor Farm Tearooms, open daily for brunch, lunch and afternoon teas, together



with a complementary therapy centre, offering a lovely spot for an afternoon out. The surrounding countryside, including the Hampton Estate, Crooksbury and Puttenham Commons and the North Downs Way, makes this an ideal setting for anyone who enjoys the outdoors; walking or cycling alike. The Georgian market town of Farnham lies within three to four miles and is particularly attractive for commuters, with a mainline station to London Waterloo from around 53 minutes. Guildford, the nearby county town approximately 7 miles away, also has a mainline station with services to London from around 30 minutes and offers a comprehensive range of shops, supermarkets and recreational facilities. Road links are excellent, with easy access to the A31, A331, M3 and A3, which in turn connect to the M25 and the wider national motorway network.

### Distances

- Farnham 4 miles
- Guildford 7.5 miles
- London 43.9 miles

### Nearby Stations

- Farnham 4 miles
- Guildford 7.5 miles

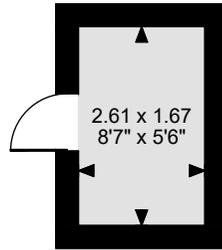
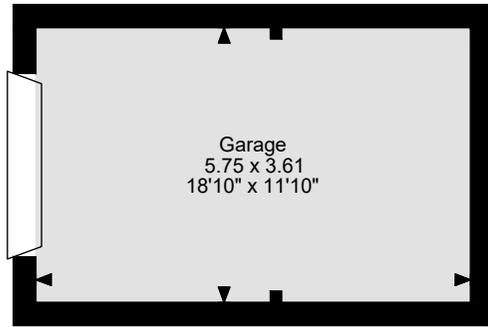
### Key Locations

- Bourne Woods
- Frensham Ponds
- North Downs Way

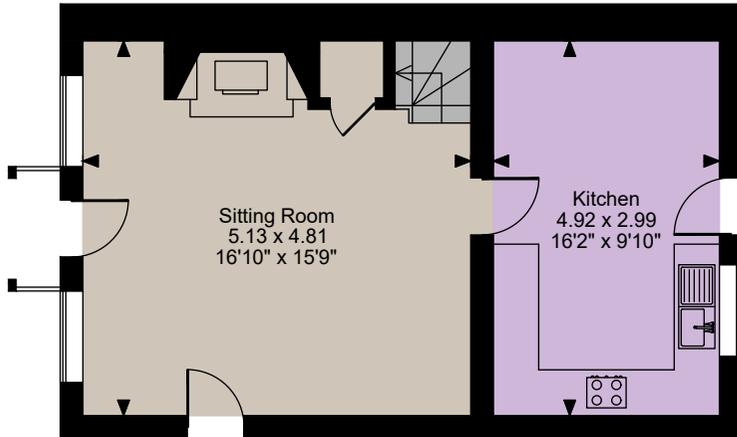
### Nearby Schools

- Acorns Pre School
- St Mary's Infant School
- St James Primary School
- Waverley Abbey Junior School
- Barfield Prep School

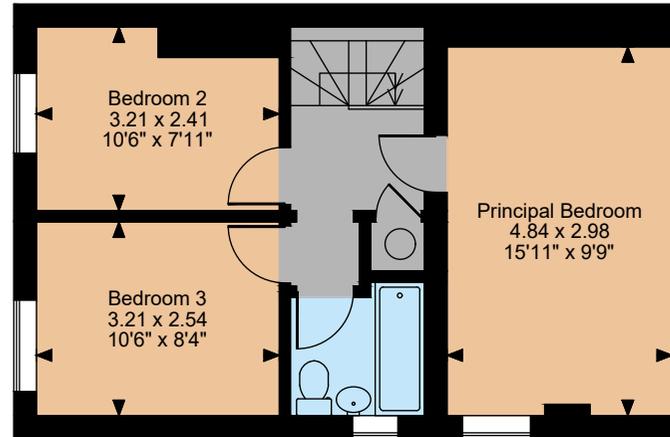




Outbuilding



Ground Floor



First Floor

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

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### Floorplans

House internal area 929 sq ft (86.3 sq m)  
 Garage internal area 223 sq ft (20.7 sq m)  
 Outbuilding internal area 46 sq ft (4.3 sq m)  
 Total internal area 1198 sq ft (111.3 sq m)  
 For identification purposes only.

### Directions

GU10 1HU  
 what3words: ///eggs.sheep.that

### General

Local Authority: Guildford Borough Council

Services: Mains electricity, gas, water and drainage

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

Council Tax: Band D

EPC Rating: D

Fixtures and Fittings: By separate negotiation

## Farnham

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