Manor Cottage
Smugglers Way

Strutt & Parker

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A secluded three-bedroom detached home, with plenty of character and private gardens, in the highly desirable village of The Sands

Manor Cottage is a delightful home with a wealth of character features. Set in an exclusive position in The Sands, moments from the heart of the village yet surrounded by stunning woodland, the property offers the ideal escape with its private, peaceful gardens and cosy living space.

The ground floor offers four flexible and well-appointed reception rooms, offering plenty of options for everyday family living or entertaining guests. The main ground floor living area is the relaxed sitting room and study, which are adjoined by an open squared archway, the sitting room featuring a brick-built fireplace and the study area featuring a dual aspect, including French windows opening to the tranquil gardens. There is also a music room and a further sitting room, while the kitchen/dining room provides further social living space, with terracotta tiled flooring, fitted units to base and wall level, and space for all the necessary appliances and a dining table.

Upstairs there are three double bedrooms of similar proportions, each of which is finished in clean, neutral tones, while two benefit from built-in storage. Further useful storage is available on the first-floor landing, while the upper level also has a family bathroom with a bathtub and a separate shower unit.

Outside, there is a gravel driveway at the front, providing plenty of parking space and access to the two detached garages. The wrap-around gardens at the sides and rear feature an area of patio for al fresco dining, with elevated areas of lawn, bordered by tall trees and established shrubs and hedgerows for a sense of total privacy and tranquillity. At the end of the garden, a further detached outbuilding is ideal for use as a den, a studio or a home office.

2,208 sq ft (205.1 sq m)
3 bedrooms
4 reception rooms
1 bathroom
2 single garages
Freehold | Village

Guide price £1,000,000

Location

The pretty and highly sought-after village of The Sands within ten miles of Guildford lies two miles to the east of the popular town of Farnham, surrounded by the beautiful countryside of the South Downs National Park. The village has a local pub, a parish church, a village hall and a recreation ground, while for leisure, Farnham Golf Club (The Sands) is right on its doorstep. The independent Barfield School is two miles away, while there are several outstanding-rated primary and secondary schools within the local area.

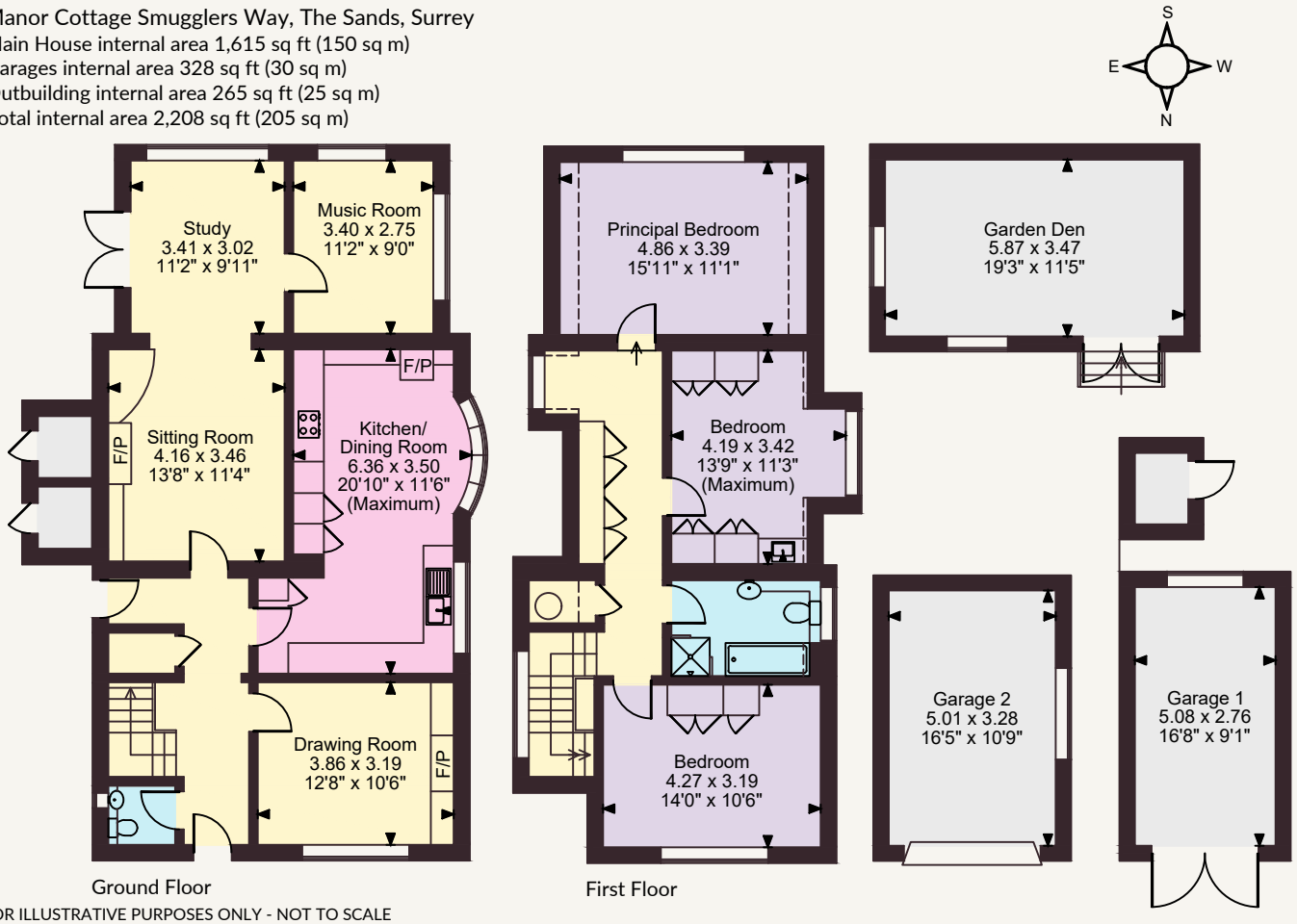
The Georgian town of Farnham offers an excellent choice of pubs, bars and restaurants, along with an extensive range of high street and independent shopping, and recreational facilities. The Sands offers easy access to the surrounding countryside with a network of footpaths and bridleways. Walking, cycling, fishing and riding are available at Alice Holt Forest and Frensham Little Pond, with sailing at the Great Pond. There is a mainline station at Farnham plus good access to the A3 and M3. Heathrow, Gatwick and Southampton Airports are all accessible in under an hour.

Postcode region: GU10

General

Local Authority: Guildford Borough Council
Services: Mains electricity, gas, water and drainage
Council Tax: Band G
EPC Rating: E
Mobile and Broadband checker: Information can be found here
https://checker.ofcom.org.uk/en-gb/

Manor Cottage Smugglers Way, The Sands, Surrey
Main House internal area 1,615 sq ft (150 sq m)
Garages internal area 328 sq ft (30 sq m)
Outbuilding internal area 265 sq ft (25 sq m)
Total internal area 2,208 sq ft (205 sq m)



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