




Barttelots










16 Stoneyfields, Farnham, Surrey



BNP PARIBAS GROUP 

A traditional detached four bedroom house in a sought-after South Farnham setting

A handsome double fronted family home offering generously-proportioned accommodation arranged over two floors, in a wonderful garden setting. Located in a prime road to the south of the town centre, near to local amenities and the station.

	3 RECEPTION ROOMS		4 BEDROOMS		3 BATHROOMS
	TRIPLE BAY OPEN BARN GARAGE		.76 ACRES		FREEHOLD
	SOUTH FARNHAM		2438 TO 2862 SQ FT		GUIDE PRICE £1,950,000



The property

Built in the late 1940s, Barttelots is a handsome part tile-hung double fronted family home offering more than 2,400 sq ft of light-filled flexible accommodation arranged over two floors. Configured to provide an elegant and practical living and entertaining environment, the property offers generously-proportioned rooms with neutral décor and quality fixtures and fittings throughout.

The accommodation flows from an angled entrance porch and welcoming reception hall with useful storage and an inner hall with cloakroom. It briefly comprises a P-shaped sitting room with a large front aspect bay window, a feature fireplace with woodburner and a triple aspect study area with full-height arched glazing, together with a generous front aspect study. Opening off the inner hall, the spacious dual aspect dining room has wooden flooring, a large rear aspect bay window and patio doors to the side terrace.

The ground floor accommodation is completed by a kitchen/breakfast room. The kitchen has a feature vaulted corner bay, a range of wall and base units and modern integrated appliances. It opens into a breakfast room with full-height storage, space for a table for more informal meals and a part-glazed door to a through boot room with doors to the front and rear aspects and to the integral garage and inter-connecting fitted utility room.

On the first floor a generous split-level landing gives access to a triple aspect principal bedroom with fitted storage and a fully-tiled en suite bathroom and three further double bedrooms, two with fitted storage and the third with a useful sink, and two family bathrooms.

The property benefits from lapsed planning permission to create a two-storey extension to further enhance the space.



Outside

Set behind a mature yew hedge and having plenty of kerb appeal, the property is approached over a gravelled driveway providing private parking and giving access to an attached barn-style triple carport and the integral garage beyond. The generous well-maintained and enclosed landscaped garden surrounding the house on three sides, a particular feature of this property, is laid mainly to lawn bordered by well-stocked flower and shrub beds and mature specimen trees and features a summer house with French doors to the garden, a brick-built outbuilding/garden store and a spacious wraparound York stone-paved terrace accessible from the dining and boot rooms, ideal for entertaining and al fresco dining.

Location

Barttelots is situated in a sought after location in South Farnham. The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafes and an excellent choice of pubs, bars and restaurants. There is a Sainsburys, Waitrose, Leisure Centre, David Lloyd Leisure Centre, Yoga and Pilates studios, a Reels Cinema, The Maltings Arts Centre and Farnham's historic deer park, offering over 300 acres of beautiful open countryside.

With the North Downs Way nearby there is excellent walking, riding and cycling nearby. There are also a good selection of golf courses in the area, including Hankley, Farnham and Hindhead, as well as sailing at Frensham Great Pond and walking and riding at Frensham Little Pond. Superb choices of both state and private schools in the area include South Farnham School, St Polycarps Catholic Primary, Weydon School, Edgeborough, Frensham Heights and Barfield.

Transportation links are excellent: the A31/A3 links to London and the south coast, the A331 links to the M3, M25 and Heathrow and Gatwick Airports.



Distances

- Farnham 0.7 mile
- Guildford 11.3 miles
- London 42.30 miles

Nearby Stations

- Farnham 0.5 miles

Key Locations

- Bourne Woods
- Waverley Abbey
- Farnham Castle
- Frensham Ponds

Nearby Schools

- South Farnham School
- St Polycarps Catholic Primary
- Weydon Academy



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

□ □ □ □ Denotes restricted head height

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Floorplans

Main House internal area 2,438 sq ft (227 sq m)

Garage internal area 197 sq ft (18 sq m)

Outbuilding internal area 227 sq ft (21 sq m)

Total Internal area 2,862 sq ft (266 sq m)

For identification purposes only.

Directions

Post Code - GU9 8DU

what3words: ///snack.nurture.mango

General

Local Authority: Waverley Borough Council

Services: All main services

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

Council Tax: Band H

EPC Rating: D

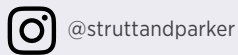
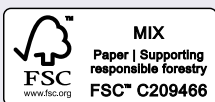
Fixtures and Fittings: By separate negotiation

Farnham

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