



Dower House  
I Swifts Close

Strutt  
& Parker

Land and property. Since 1885.

4,449 sq ft (413 sq m) | Freehold  
5 bedrooms | 6 reception rooms  
Triple garage | Swimming pool

Guide price £3,850,000



## A magnificent, detached house with outstanding design features and beautiful landscaped gardens, in a highly desirable setting close to The Sands

Dower House is an exceptional detached house, offering extensive accommodation with outstanding bespoke fittings and unique architectural features. Located in an exclusive position just outside Farnham, the property also benefits from exquisite gardens with stunning landscaping and sculptural installations.

The main house provides a wealth of beautifully appointed living and entertaining spaces, while there is also a self-contained annexe for further accommodation. The reception hall greets you upon entering, with its magnificent oak spiral staircase leading to the galleried landing above.

The formal sitting room has bespoke shelving, a fireplace and a dual aspect, with two sets of French windows opening to the gardens, while there is also a generous office, a private study and a 36ft open-plan kitchen and dining area for everyday living. The kitchen itself has contemporary units, a central island and integrated appliances, while the dining area has bi-folds opening to the gardens. Adjoining the kitchen, the orangery, which includes a sink and counter for flower arranging, links the house to the garage and opens completely to the garden with full height sliding glass doors.

Upstairs there are five well-presented bedrooms, three of which are en suite, while one also features generous bespoke built-in wardrobes. The first floor also has a family bathroom with an over-bath shower. Adjoining the main home and located above the garaging block, the annexe provides useful additional living space. There is a spacious, studio-style kitchen, sitting room and bedroom, as well as a bathroom, all of which is fitted and finished to the highest of standards.

Outside the magnificent gardens, designed by Andy Sturgeon, feature beautiful and modern landscaping, including a rill-style pond and terraced seating areas amidst vibrant beds with various shrubs and flowering perennials. There are also several art installations, a heated outdoor swimming pool, extensive lawns and peaceful meadows, all bordered and enclosed by woodland. At the front, the large driveway provides parking for numerous vehicles, as well as access to the triple garage.

### Location

The property lies just outside the pretty and highly sought-after village of The Sands, east of the popular town of Farnham and surrounded by the beautiful countryside of the South Downs National Park. The Sands has a local pub, parish church, village hall and recreation ground, while Farnham Golf Club (The Sands) is right on its doorstep.

The Georgian town of Farnham offers an excellent choice of pubs, bars and restaurants including Côte, Pizza Express, Bill's and Zizzi, along with an extensive range of high street and independent shopping, together with recreational facilities. The area is particularly well served for schooling, with excellent state options including Weydon School and Farnham Heath End School, alongside leading independent schools such as Edgeborough School, Frensham Heights School, More House School and Lord Wandsworth College.

There is a mainline station at Farnham, providing services to London Waterloo, together with good access to the A3 and M3. Heathrow, Gatwick and Southampton airports are all accessible in under an hour.

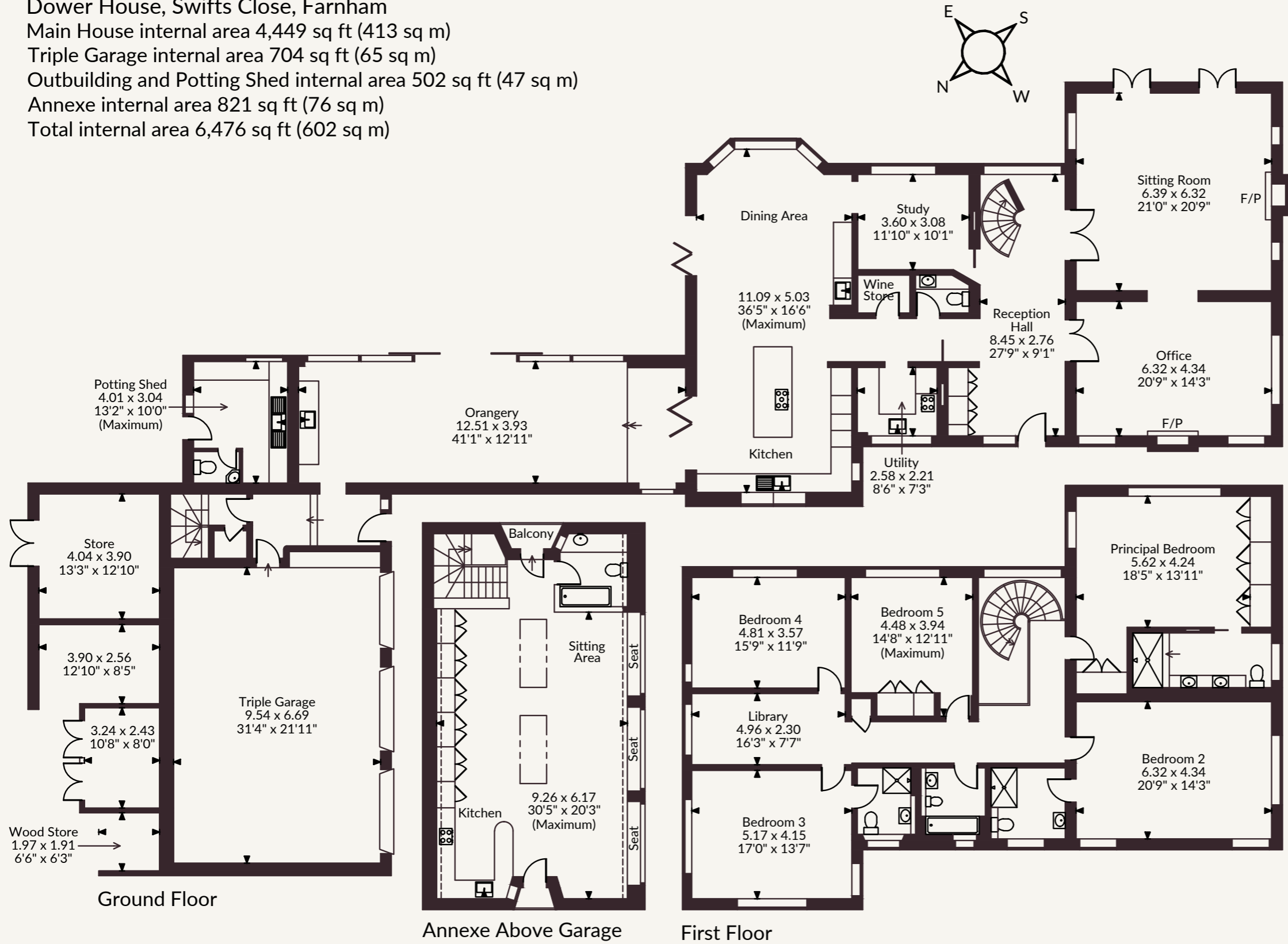
Postcode region: GU10

### General

Local Authority: Waverley Borough Council  
Services: Mains electricity, gas and water. Private drainage which we cannot confirm is compliant with current regulations  
Council Tax: Band H  
EPC Rating: D  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Dower House, Swifts Close, Farnham  
 Main House internal area 4,449 sq ft (413 sq m)  
 Triple Garage internal area 704 sq ft (65 sq m)  
 Outbuilding and Potting Shed internal area 502 sq ft (47 sq m)  
 Annexe internal area 821 sq ft (76 sq m)  
 Total internal area 6,476 sq ft (602 sq m)



**Strutt & Parker Farnham**  
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The historic market town of Farnham mixes the quaint with the bohemian. Known for its artsy locals, cool independent shops, and beautiful cobbled streets, the settlement is a dream town for those looking to settle down somewhere that blends the quiet of the countryside with the buzz of somewhere more lively.

Farnham Castle looms over the town, although it is far from the only local historic treasure. Other attractions include the famous Maltings Monthly Market, the impressive Sculpture Park, and enough well-stocked second-hand stores to film a season's worth of Antiques Roadshow. The pub and restaurant scene punches well above its weight for a small town, with classy eateries and charming pubs lining the centre.

Once you head out of the bustling centre of town you're hit with rolling green fields and all the pleasures of country life on the North Downs. Think bird-watching, long wooded walks that pass scenic historic landmarks, and even the chance to kayak down the River Wey. No matter your favoured outdoor pursuit, you'll be able to indulge here.

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 ☐☐☐ Denotes restricted head height  
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