



Orchard Lyn

The Street, Dockenfield, Farnham



BNP PARIBAS GROUP

A splendid five-bedroom detached property with attractive gardens and far-reaching views

A well-presented detached family home set in delightful gardens, in the village of Dockenfield, surrounded by beautiful countryside and the woodland of Alice Holt Forest. The property features light, airy accommodation providing flexibility and comfort in a sought-after and well-connected village setting.



3 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



GARAGE & WORKSHOP



0.57 ACRES



FREEHOLD



VILLAGE



2142 TO 2877 SQ FT



**GUIDE PRICE
£1,195,000**

The property

Orchard Lyn is a delightful five-bedroom chalet bungalow, totalling almost 2200 sq ft set in a popular village setting five miles south of Farnham and surrounded by stunning rolling countryside and peaceful woodland. The property features light and spacious accommodation, with much of the living space arranged across the accessible ground level, while outside there are highly attractive gardens with a south-facing aspect to the rear and stunning countryside views.

The welcoming reception hall leads to the main ground-floor reception room at the front of the property, which is the well-proportioned sitting room. It has a fireplace and a dual aspect providing far-reaching views across to the east, while double doors connect to the formal dining room, which in turn has double doors leading to the sunny conservatory at the rear. The conservatory has tiled flooring, panoramic windows offering views across the south-facing rear gardens, and French doors opening onto the patio area for al fresco dining. Also across the

back of the house is the well-equipped kitchen, with its fitted units to base and wall level and integrated appliances, which include a double oven and an induction hob with an extractor hood. The utility room adjoins the kitchen, providing useful further storage and space for home appliances.

An internal door leads to the ground-floor bedrooms, of which there are three. One of these is currently used as a study, while the two bedrooms to the front both have bay windows, and one benefits from extensive built-in storage. There is also a family bathroom on the ground level with a bathtub and a separate corner shower unit. Upstairs there are a further two double bedrooms with access to eaves storage, including the generous principal bedroom with its en suite bathroom, and enjoying beautiful, far reaching views.



Outside

At the entrance to the property, a five-bar wooden gate opens onto the driveway, providing plenty of parking to the side of the house and access to the detached garage, workshop and garden store, which offers further storage to its first floor. The front gardens have an area of lawn and borders with various established shrubs and hedgerows, while at the rear, the sunny gardens feature a patio area for al fresco dining, an ornamental pond and a generous expanse of lawn, dotted with various trees and bordered by colourful beds with a wealth of flowering perennials. In all just over half an acre.

Location

The property is set in the sought-after village of Docketfield on the Surrey/Hampshire border. Docketfield is an active and vibrant village which offers a church, the popular Bluebell pub and many well supported community events and clubs including the annual Docketfield Day village fete, Horticultural Society, Local History Group, Village Lunch, Pilates in the church hall and more. The nearby villages of

Frensham and Rowledge boast a variety of local facilities including a village shop, Post Office, butcher, public houses, cricket and tennis clubs and excellent schools. These include Rowledge Primary School, Frensham heights, Weydon Academy and Edgeborough.

There is sailing and fishing at the National Trust Frensham Ponds and many well-regarded golf courses close by. Nearby Alice Holt Forest (www.aliceholt.org) provides ample opportunity for walking, riding, cycling and outward-bound activities. The Shipwrights Way, a 50-mile scenic cycle route to the south coast is adjacent to the property.

The pretty Georgian market town of Farnham provides the area with an excellent range of shopping and leisure facilities, with the more extensive facilities of Guildford a little further afield. The train station at Bentley is just three miles away with trains to London Waterloo in about an hour.



Distances

- Farnham 5 miles
- Alton 8 miles

Nearby Stations

- Bentley
- Farnham

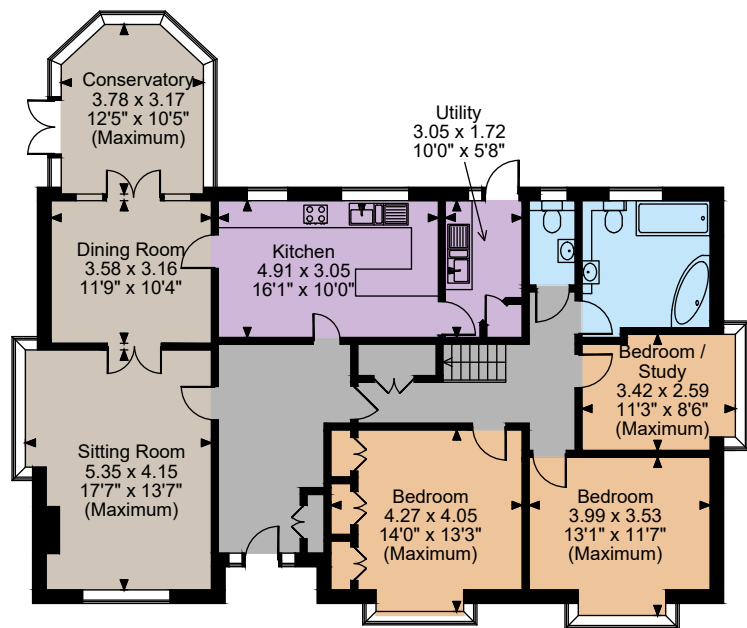
Key Locations

- Alice Holt Forest
- South Downs National Park
- Frensham Great Pond

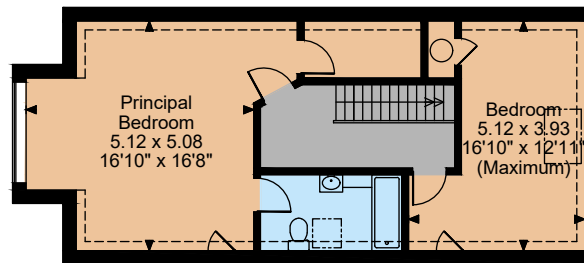
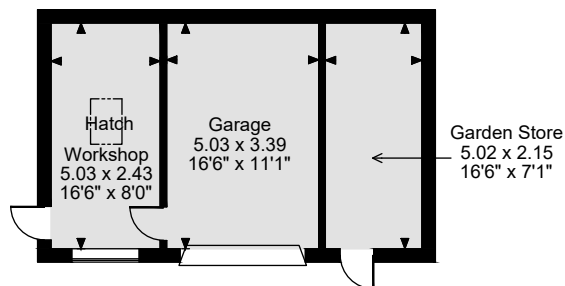
Nearby Schools

- Frensham Heights
- Rowledge Primary School
- St Mary's School Frensham
- Edgeborough
- Bentley Primary School

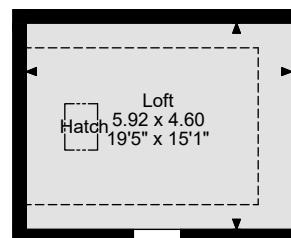




Ground Floor



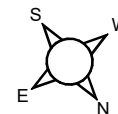
First Floor



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

□□□□ Denotes restricted head height

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Floorplans

House internal area 2,142 sq ft (199 sq m)

Outbuilding internal area 735 sq ft (68 sq m)

Total internal area 2,877 sq ft (267 sq m)

For identification purposes only.

Directions

Post Code GU10 4JE

what3words: ///qualifier.younger.golf

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 G

EPC Rating: C

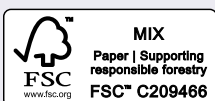
Fixtures and Fittings: By separate negotiation

Farnham

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