



42 Waverley Lane
Farnham, Surrey

A splendid detached four bedroom family home in a prime south Farnham location

A comfortable and well-presented home, set in a sought-after position in the bustling Georgian town of Farnham. The property features airy, flexible accommodation and sunny gardens as well as beautiful surrounding countryside



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE



FAMILY GARDEN



FREEHOLD



TOWN



2109 SQ FT



**GUIDE PRICE
£1,250,000**

The property

42 Waverley Lane is a pleasant four-bedroom detached family home, featuring almost 1,800 sq ft of well-presented accommodation arranged over two light-filled floors. The property offers three flexible reception rooms and four bedrooms with neutral, understated styling throughout, much of the accommodation benefitting from a sunny south-facing rear aspect.

At the entrance to the property, the welcoming reception hall has a turned staircase leading to a galleried landing above, and leads to the three comfortable ground-floor reception rooms. These include the 22ft sitting room, which has a bay window to the front and bi-fold doors opening to the rear, welcoming plenty of natural light and creating a connection to the outside space.

The ground floor also features a formal dining room overlooking the rear garden and a peaceful home office, which is the ideal space for home working. Also at the rear of the ground floor, the well-equipped

kitchen has wooden fitted units to base and wall level, and integrated double oven, gas hob and extractor hood, as well as space for all the necessary appliances and a hatch joining the dining room. The utility room provides further storage space as well as side access.

Upstairs, the airy landing leads to the four double bedrooms. These include the generous principal bedroom with its fitted wardrobes and three similar-sized doubles. An airing cupboard can be found on the first-floor landing, as well as a hatch leading to the loft area. There are two family bathrooms upstairs, with a further shower room located on the ground level.

Outside

At the front of the house, the block-paved driveway provides plenty of parking space and access to the integrated double garage for further parking. The garage is also ideal for storage, and provides the potential for conversion into additional living accommodation, subject to the necessary consents.



The front garden has border beds with various shrubs and a pebbled area with pot plants, while at the rear the south-facing garden provides a peaceful and sunny spot in which to relax. It includes a patio area for al fresco dining, with steps leading to a lawn, which is lined by well-stocked bed with various shrubs and flowering perennials. A further seating area with a gazebo is situated towards the end of the garden. At the side, two sheds provide space for storage, while to the other side there is a greenhouse. The garden also contains a wooden gazebo and small water feature.

Location

The Georgian town of Farnham offers an excellent choice of pubs, bars and restaurants including Bills, Côte, The Giggling Squid, and Zizzi, along with an extensive range of high street, independent shopping and recreational facilities, including a leisure centre, David Lloyd centre and various golf courses. The nearby A331/M3 and A31/A3 linking to London and the south coast, while the mainline station in Farnham provides a regular train service to London (London/Waterloo from 53 minutes) and is just half a mile away.

Distances

- Guildford 11.0 miles
- London 45.4 miles

Nearby Stations

- Farnham 0.4 miles
- Bentley 6.3 miles

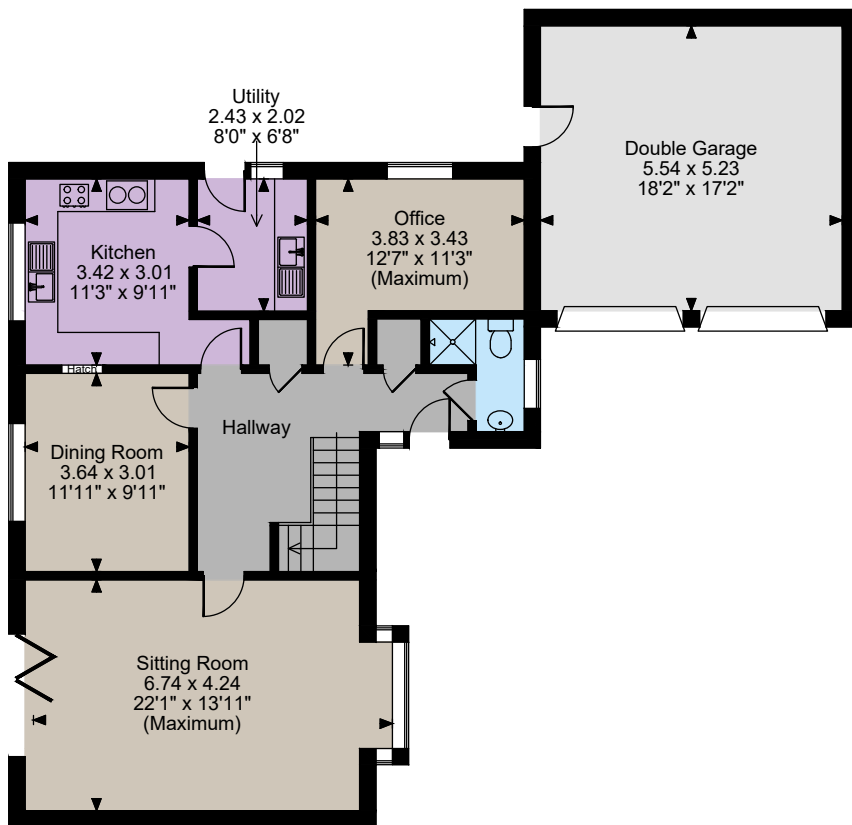
Key Locations

- Farnham Town Centre
- Frensham Ponds
- Bourne Woods

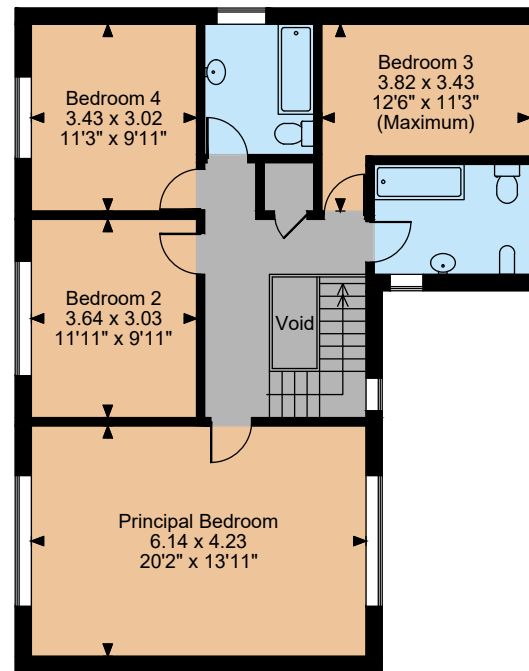
Nearby Schools

- South Farnham School
- The Abbey School
- The Ridgeway School
- Weydon School
- Highfield South Farnham Primary



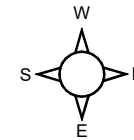


Ground Floor



First Floor

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

House internal area 1,797 sq ft (167 sq m)

Double garage area 312 sq ft (29 sq m)

Total internal area 2109 sq ft (196 sq m)

For identification purposes only.

Directions

Post Code GU9 8BJ

what3words: ///courier.aside.faded

General

Local Authority: Waverley Borough Council

Services: Mains electric, gas, water and drainage

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

Council Tax: Band G

EPC Rating: D

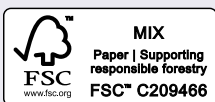
Fixtures and Fittings: By separate negotiation

Farnham

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