

Lex Farm House

Elstead, Godalming, Surrey







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A very stylish and immensely comfortable family house within 0.6 miles from the heart of this thriving West Surrey village.

Elstead 0.6 miles, A3 1.7 miles, Godalming 4.7 miles (London Waterloo from 47 minutes), Farnham 5.6 miles (London Waterloo from 53 minutes), Guildford 9.0 miles (London Waterloo from 34 minutes), Haslemere 9.4 miles (London Waterloo from 49 minutes), M25 (junction 10) 17.8 miles, London Heathrow (T5) 29.7 miles Central London 38.5 miles, London Gatwick 43.3 miles (All distances and times are approximate)

Accommodation and amenities

Entrance porch | Hall | Sitting room | Garden room | Kitchen/dining room with Aga and study area leading to family room | Utility room | Cloakroom

Principal bedroom with en suite bathroom | 5 further bedrooms | 2 further bath/shower rooms (1 en suite)

Detached garage block with garden store (scope for other uses subject to planning)

Garden store with adjoining pool plant room

Beautifully designed gardens with extensive terracing | Heated swimming pool with safety cover
Hard tennis court and long tree-lined driveway

In all approximately 1.81 acres



Guildford
2-3 Eastgate Court, High Street
Guildford GU1 3DE

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Situation

Lex Farm House is located on the eastern edge of the village of Elstead in the Surrey Hills Area of Outstanding Natural Beauty. This thriving village has a shop, four public houses, Independent shops, a church, a veterinary practise, a doctor's surgery and a dental surgery. In addition to the shops within the village, further more extensive shopping facilities can be found in Farnham, Godalming, Haslemere and Guildford.

Schools

Aldro, Shackleford
The Royal Grammar School, Guildford
St Ives, Haslemere
Charterhouse, Godalming
Prior's Field, Godalming
Royal Junior School, Hindhead
Highfield School, Liphook
Cranleigh School
King Edward's, Witley
Barrow Hills, Witley

Horseracing

Goodwood
Sandown
Epsom





Polo

Cowdray Park

Golf

Liphook

Hankley Common

Hindhead

West Surrey

Sailing

Chichester

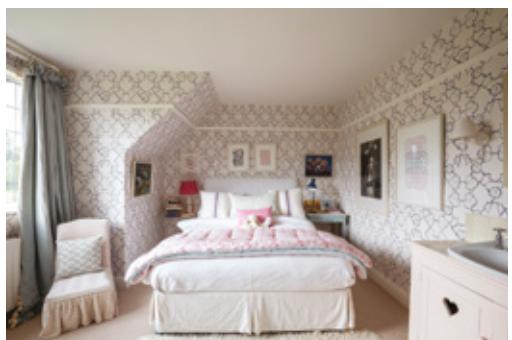
Lex Farm House

Lex Farm House is a wonderful and extremely comfortable family house offering beautifully presented accommodation.

The property is approached off Milford Road down a long gravel driveway with plenty of parking in front of the house and garage block.









- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside
- Recreation

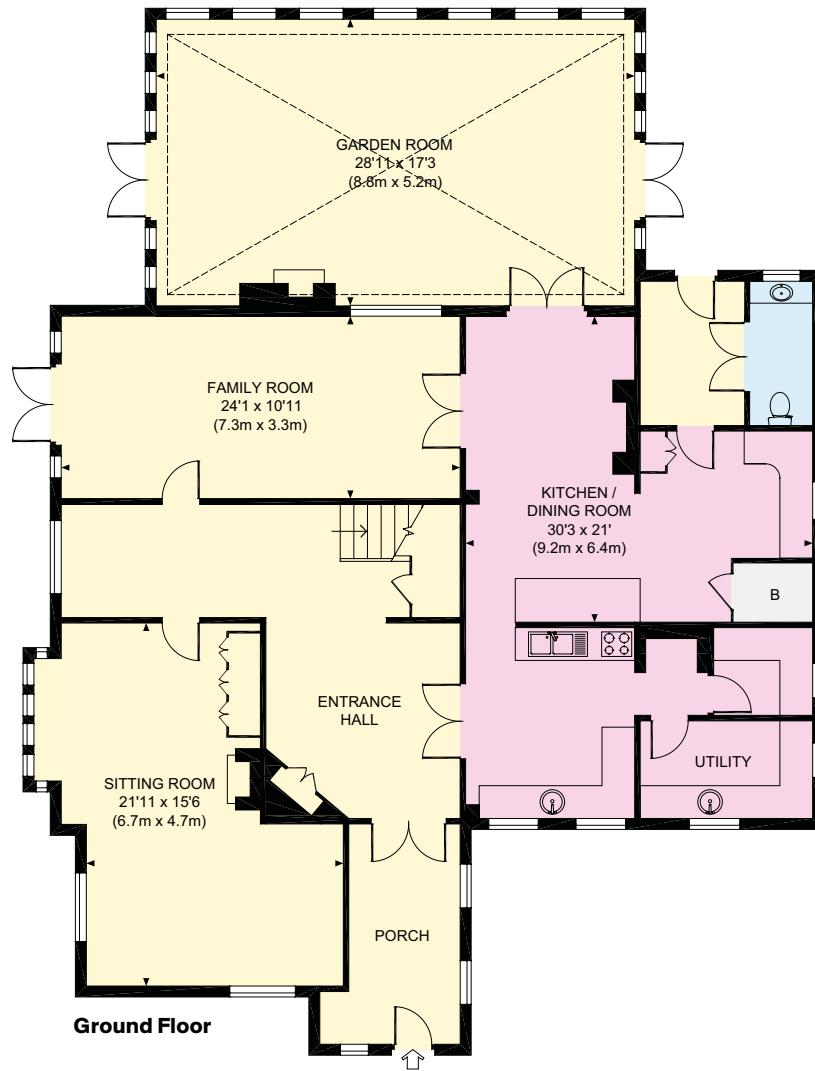
Approximate Gross Internal Floor Area

3,446 sq ft / 320.1 sq m

Outbuildings: 735 sq ft / 68.3 sq m

This plan is for guidance only and must not be relied upon as a statement of fact.

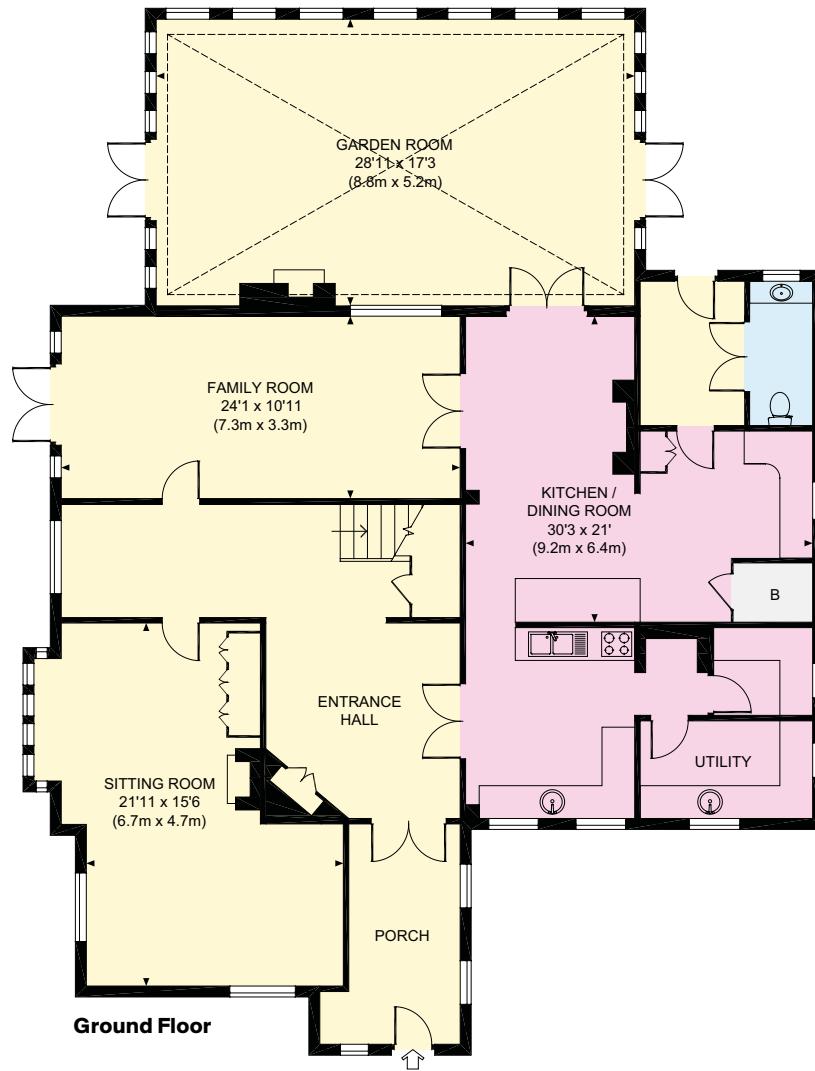
Attention is drawn to the Important Notice on the last page of the text of the Particulars



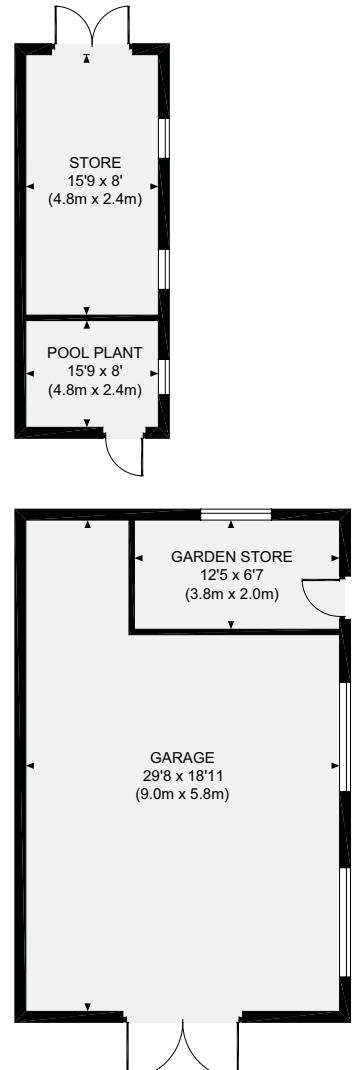
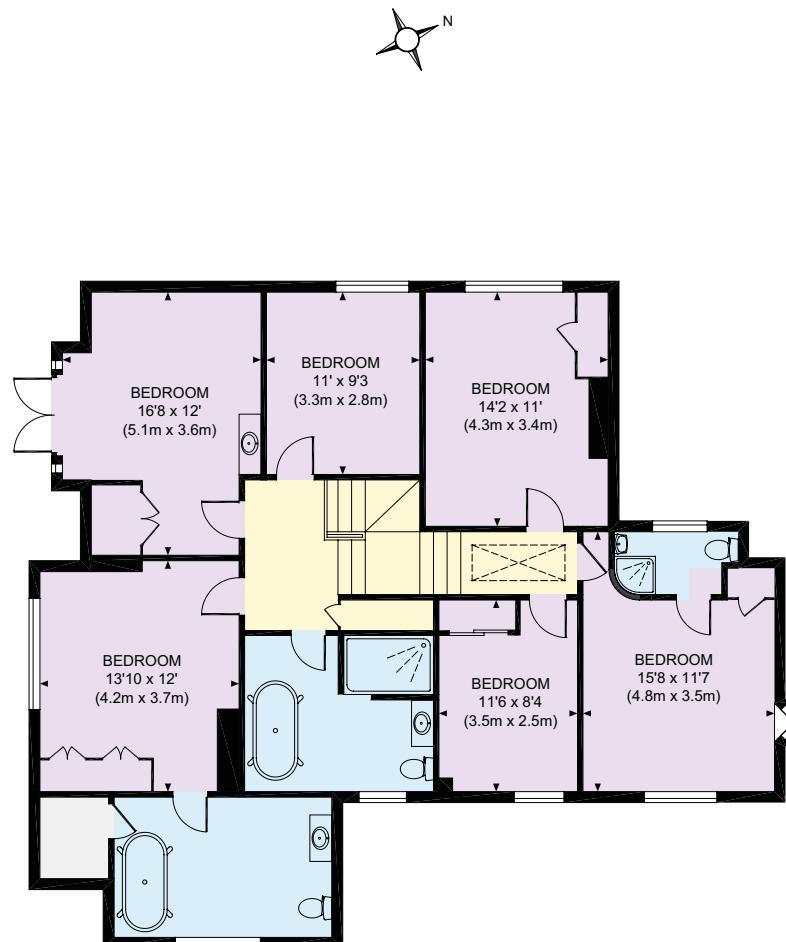
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First Floor







Gardens & Grounds

The gardens surround the house and have been cleverly thought out with both formal and informal areas which include a tennis court and swimming pool with electric safety cover.

The garage could be converted to a number of different uses (subject to planning) and in addition there are further outbuildings providing storage.

The house and grounds benefit from lovely views to the south over open farmland.



Services

We are advised by our clients that the property has mains electricity, water, drainage and gas heating.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments, etc. are specifically excluded but may be made available by separate negotiation.









Local authority

Waverley Borough Council – 01483 523333

Viewing

Viewing is strictly by appointment only through Knight Frank.

Directions (GU8 6HZ)

From Guildford, head south on the A3 and come off at Milford. Turn right at the roundabout and cross over the A3. At the next roundabout, take the left turn signed to Elstead. Stay on the B3001 for 1.6 miles and the entrance gates to Lex Farm House will be found on the left hand side.



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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