



Farm Lane Cottage, Sandy Lane, Guildford, Surrey

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A wonderfully situated home, in a **peaceful location** neighbouring the North Downs Way.

### Summary of accommodation

**Ground Floor:** Entrance hall | Kitchen/living/dining room | Study/family room | Bedroom | Bathroom | Utility room

**First Floor:** Principal bedroom with en suite shower room | Bedroom | Family bathroom

**Garden and Grounds:** Wood framed seating area | Patio | Mature gardens | Driveway with parking for several cars | Store

In all about 0.34 acres

### Distances

Guildford's High Street 1 mile, Central London 33.1 miles

Guildford mainline station 1 mile (from 37 minutes to London Waterloo)

A3 (Guildford) 2 miles, M25 (Junction 10) 9.8 miles

Heathrow Airport 23.1 miles, Gatwick Airport 26.6 miles

(All distances and times are approximate)



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## Situation

Farm Lane Cottage occupies a prime position on Sandy Lane, arguably one of Guildford's premier addresses on the edge of town offering a stunning elevated position with a unique blend of town and country. Although extremely convenient for the Town Centre the property enjoys a truly rural atmosphere with direct access to the North Downs Way being at the end of the road (just 0.5 miles) providing a 153 mile trail of walking and riding countryside through Southern England.

The country town of Guildford offers an extensive range of department stores, boutique shops and restaurants, together with cultural and leisure amenities, including Surrey Sports Park, the Spectrum Leisure Centre at Stoke Park and the Yvonne Arnaud Theatre and G Live. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower, which look across the valley towards the property. The town hosts both a bustling Friday and Saturday market as well as a farmer's market on the first Tuesday of each month.





## Schools

Tormead, Guildford High School, George Abbott School, Royal Grammar School and Royal Grammar Preparatory School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford Country School, Pewley Down Infant School, Holy Trinity Junior School, Boxgrove Primary School, St Catherine's, Charterhouse, Aldro.

## Amenities

G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesden Golf Course.

## The property

Found in a quiet location next to the North Downs Way and views up the valley towards the Losely Estate, this well-appointed family home offers the best of both worlds with a country feel while being only one mile from Guildford's historic high street.

The ground floor has been extended to create a wonderful open plan kitchen/dining/living room which is oak framed with a tall, vaulted ceilings and has large sliding doors leading to the garden. A perfect space for entertaining which is flooded with natural light. The kitchen is fitted with beautiful handmade units, with fully integrated appliances, and a central island with a breakfast bar.


On the ground floor there is also a study/family room adjacent to the kitchen, along with a bedroom and shower room, perfect for guests, and a useful utility room.

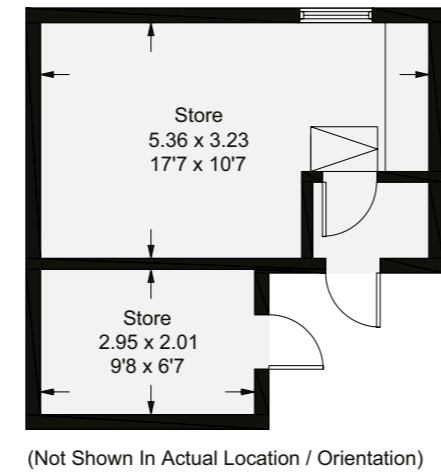
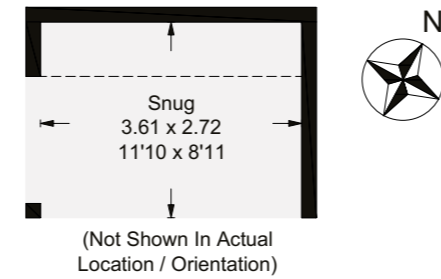
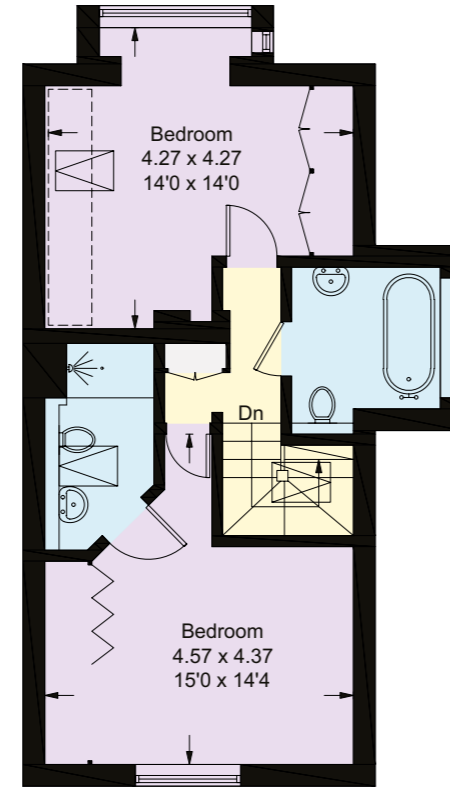
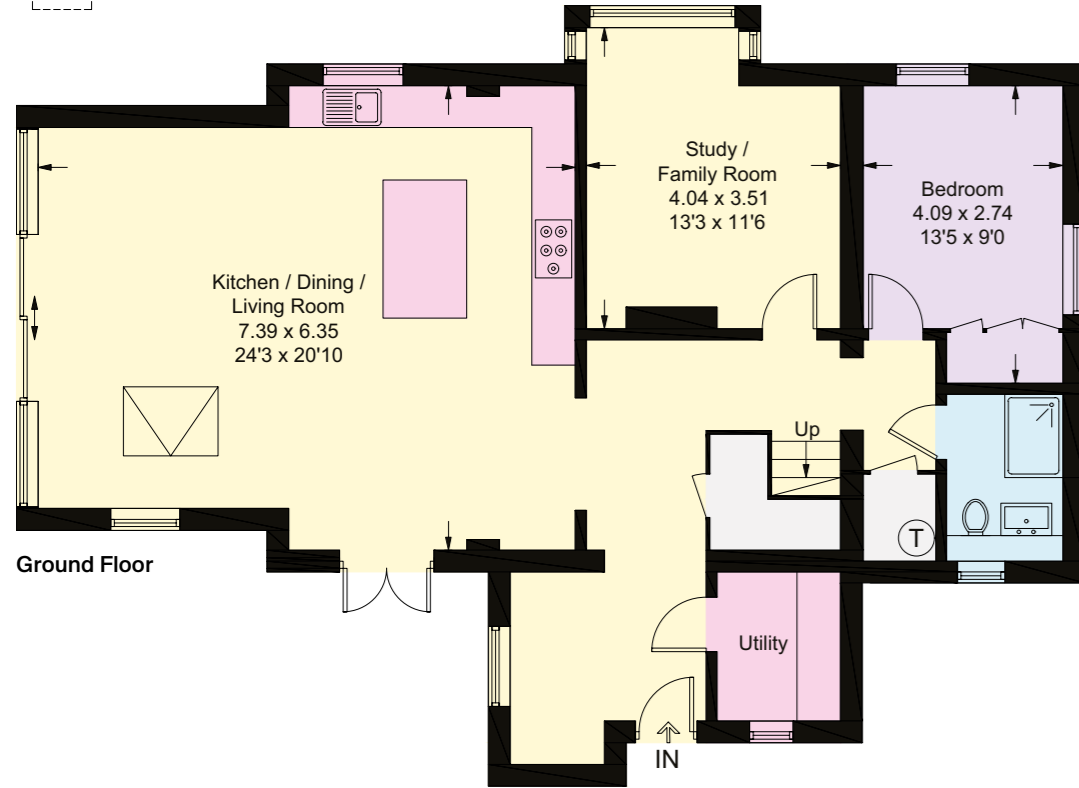
The first-floor comprises two bedrooms, both with fitted storage, and one of which has an en suite shower room. There is a further family bathroom with a feature roll-top bath.




Approximate Gross Internal Floor Area  
 143.6 sq m / 1546 sq ft  
 Outbuildings = 33.4 sq m / 359 sq ft  
 Total = 177 sq m / 1905 sq ft

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.

 = Reduced headroom below 1.5m / 5'0"



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





## Garden and grounds

The property is set back from Sandy Lane and approached via a private drive which opens in front of the house to provide ample parking. The garden has two patioed areas, both accessed from the reception space, which can be used for outdoor dining and entertaining. There is a wood framed covered outdoor snug with a wood burner allowing the gardens to be enjoyed in cooler months. The garden is laid to lawn with a superb range of mature shrubbery and flowerbeds with views down the valley and over fields.

To the bottom of the garden is a gate which leads directly on to the North Downs Way.

## Services

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

## Viewings

Viewing is strictly by appointment through Knight Frank.



## Directions (Postcode: GU3 1HB)

On leaving Guildford from the one-way system, take the Portsmouth Road/A3100 towards Godalming. After approximately 0.7 miles, take a left onto the North Downs Way which turns to Sandy Lane, and the drive to Farm Lane Cottage is on your right after about 0.1 miles.

## Property information

**Tenure:** Freehold

**Local Authority:** Guildford Borough Council: 01483 505050

**Council Tax:** Band E

**EPC Rating:** C



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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Particulars dated August 2023. Photographs and videos dated August 2023.

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