



5 The Kilns, Runfold, Farnham, Surrey







Incredible space and volume in a **delightfully rural** yet highly accessible setting.

Summary of accommodation

Reception hall | Vaulted dining hall | Drawing room | Games room | Office | Kitchen/breakfast room with AGA | Utility | Cloakroom

Principal bedroom suite with bathroom | Four further bedrooms | Two further bathrooms (one en suite)

South-facing garden | Car port and garage | Store

Approximate Gross Internal Area of the house only: 4013 sq ft

Distances

Farnham 2.1 miles (London Waterloo from 54 mins), Guildford 10.4 miles (London Waterloo from 43 mins)

Godalming 11.1 miles (London Waterloo from 57 mins), Haslemere 11.7 miles (London Waterloo from 36 mins).

Roads: A31 Farnham By-Pass 1.1 miles, M25 (Junction 10) 20.01 miles

Airports: London Heathrow 27 miles, London Gatwick 43.3 miles

(All distances and times are approximate)



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Situation

Situated on the edge of the town of Farnham, Runfold is a delightful neighbourhood embraced by natural beauty. Within a short distance, residents can find essential amenities, including shops, supermarkets, cafés, and restaurants.

Farnham offers a wonderful blend of old-world charm and modern amenities. The town is home to several renowned schools, including Farnham Heath End School, Weydon School, Barford and South Farnham School, providing excellent educational opportunities.

Slightly further afield are further excellent schools including Charterhouse, St Hilary's and Prior's Field in Godalming, Guildford High School and the Royal Grammar School in Guildford, Cranleigh School, St Catherine's in Bramley, Edgeborough in Frensham and Aldro in Shackleford.

There are numerous golf courses in the area including Hindhead Golf Club, Hankley Golf Club, Farnham Golf Club, Milford and West Surrey.







HOT



Love Company

In addition is sailing on the Great Pond in Frensham and extensive walking, riding and cycling opportunities in the surrounding Surrey Hills, an Area of Outstanding Natural Beauty.

Surrounded by beautiful countryside and close to the Surrey Hills Area of Outstanding Natural Beauty, Farnham offers a picturesque Georgian setting for residents to enjoy. Runfold is an appealing location for those seeking a harmonious blend of countryside living, modern comforts and good access to communications.

The property

5 The Kilns offers a seamless blend of historical significance and contemporary living. Originally constructed in the 1800s as a specialized facility for drying hops, this estate played a vital role in the beer production industry. With a rich heritage and meticulous conversion in the 1990s, 5 The Kilns now consists of five exceptional residential properties.

Stepping into this remarkable home, you will be greeted by a well-appointed ground floor featuring a thoughtfully designed kitchen and breakfast room boasting an AGA cooker and doors leading out into the south facing garden. The majestic vaulted dining room sets the stage for elegant entertaining, while the drawing room, family room, and study provide ample space for relaxation and productivity. Additionally, a utility area and cloakroom cater to the practical needs of modern living.

The first floor of the property consists of five generously proportioned double bedrooms, accompanied by two en suite bathrooms and a family bathroom. One of the bedrooms has custom-made bunk beds with four standard single beds with storage.

Garden and grounds

The Kilns offers a single garage and a convenient car port to accommodate your vehicles as well as further parking spaces. The delightful rear garden offers a terrace and a good expanse of lawn offering a great deal of privacy.



Approximate Gross Internal Floor Area

372.8 sq m / 4013 sq ft

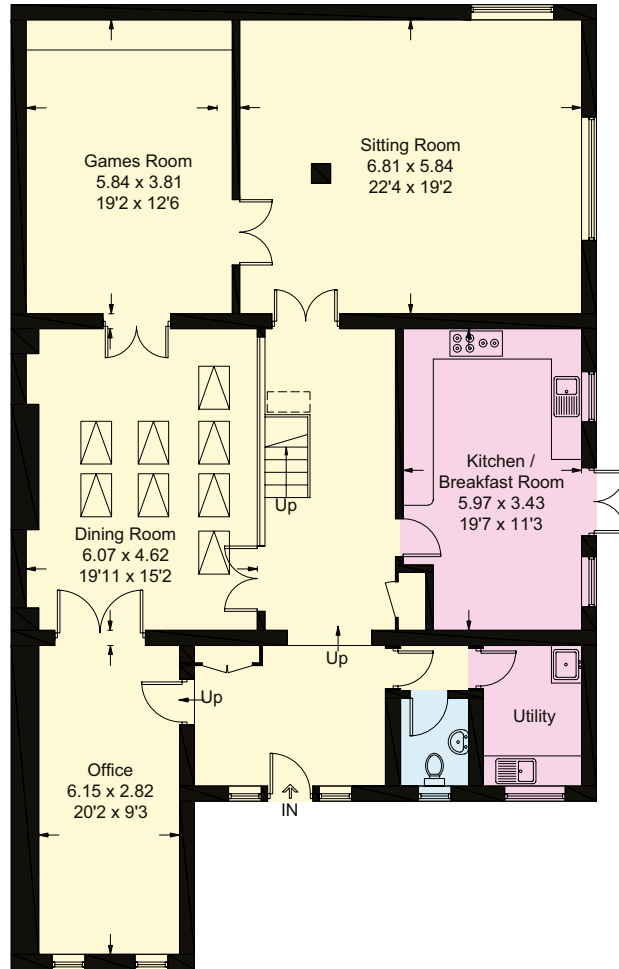
Garage = 16.0 sq m / 172 sq ft

Total = 388.8 sq m / 4185 sq ft

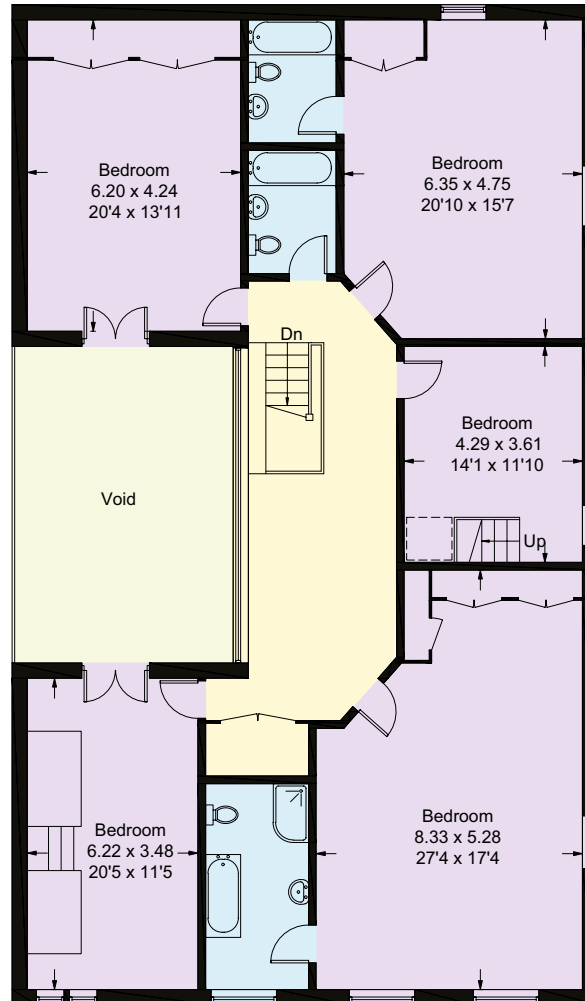
(Excluding Carport / Void)

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.

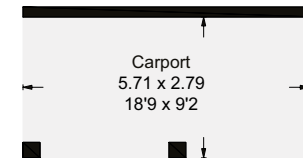
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



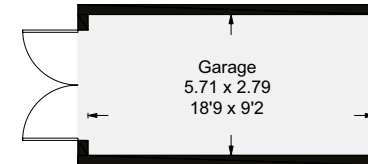
Ground Floor



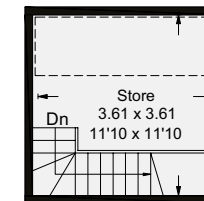
First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Second Floor

= Reduced headroom below 1.5m / 5'0"





Services

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

Directions (Postcode: GU10 1NP)

From Guildford, take the A31 towards Farnham. At the Runfold exit, turn right onto Guildford Road. Look for Rock House Lane on your left. Proceed down Rock House Lane, and you will find 5 The Kilns on the left-hand side.

What Three Words: [///bank.digit.petal](https://www.threewords.com/uk/bank.digit.petal)

Viewings

Viewing is strictly by appointment through Knight Frank.

Property information

Tenure: Freehold

Local Authority: Waverley Borough Council: 01483 523333

Council Tax: Band G

EPC Rating: E





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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