



Moor Villa, Moor Park, Surrey

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# A **Regency-style family home** with an indoor swimming pool in the highly sought-after Compton Way, Moor Park area of Farnham.

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## Summary of accommodation

Reception hall | Drawing room | Dining room | Family room | Kitchen/breakfast room | Study | Cloakroom | WC

**Annexe:** Conservatory/dining room | Kitchen | Bedroom | Shower room | Study

**Cabin:** Games room | Office/gym/storage room

Indoor swimming pool complex with changing room, sauna, shower room

Principal bedroom with dressing room and bathroom | Three bedrooms each with an en suite bathroom | Two further bedrooms on the second floor

Triple garage with access to storage area above

In all about 1.8 acres

## Distances

Farnham 2.6 miles (London Waterloo from 35 minutes), Guildford 10.8 miles, Central London 41.3 miles

(All distances and times are approximate)



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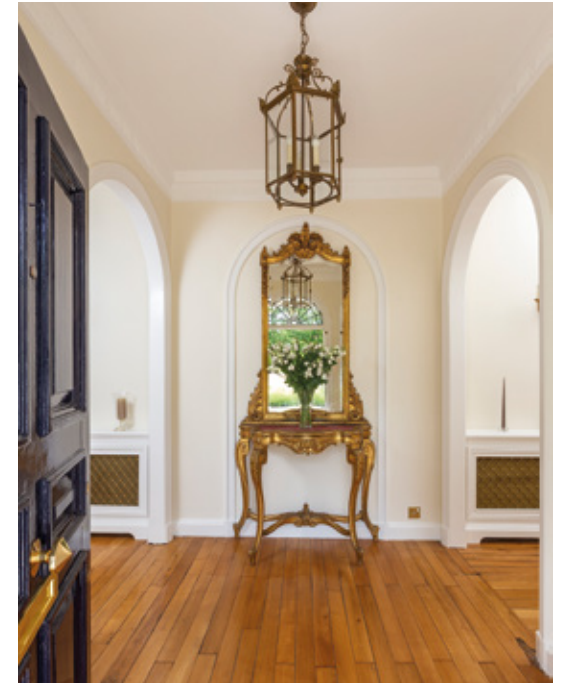
## Situation

Moor Villa sits on the southern side of the prestigious Moor Park, overlooking landscaped gardens with views beyond. The centre of the historic town of Farnham is within 2.6 miles offering extensive shopping and recreational facilities.

Great opportunities for walking and riding across Puttenham Common and the North Downs Way and nearby there is ample National Trust and Forestry Commission land such as Frensham Ponds and Alice Holt Forest.

The Bourne and Elstead have a general stores/post office, there are golf courses, cricket clubs and recreation/playgrounds, churches, village halls, local pubs and schools nearby. Farnham has a range of individual retailers, boutiques, excellent restaurants and cafés, whilst Guildford's shopping is highly regarded and diverse. Guildford and Farnham stations provide regular services to London Waterloo in about 35 and 53 minutes respectively.

There is easy access to the A31/A3 and M3 link London and the south coast. London Heathrow, Gatwick and Southampton airports are all easily accessible.









Choice of state, private, boarding and day schools. Prep schools include; Edgeborough, Aldro, Amesbury, Highfield and Barfield. Senior schools include: Frensham Heights, Charterhouse, Cranleigh, Priors Field, Churchers, St Catherine's, Tormead, Wellington College, Lord Wandsworth College, The Royal Grammar and High School in Guildford.

## Moor Villa

An outstanding, Regency style, family house with indoor pool, in one of the most highly regarded locations in the Farnham area. The house provides superb and extremely versatile family accommodation.

The principal ground floor rooms of the house all have access out to the large terrace which faces south west and looks over the beautifully landscaped gardens.

The principal bedroom is luxurious with a large dressing room and spacious bathroom. There are five further bedrooms with three bathrooms across two floors.

On the ground floor is an annexe which can be accessed either from the main house or by its own entrance. The annexe comprises bedroom, conservatory, kitchen, shower room as well as a further room used as a study.

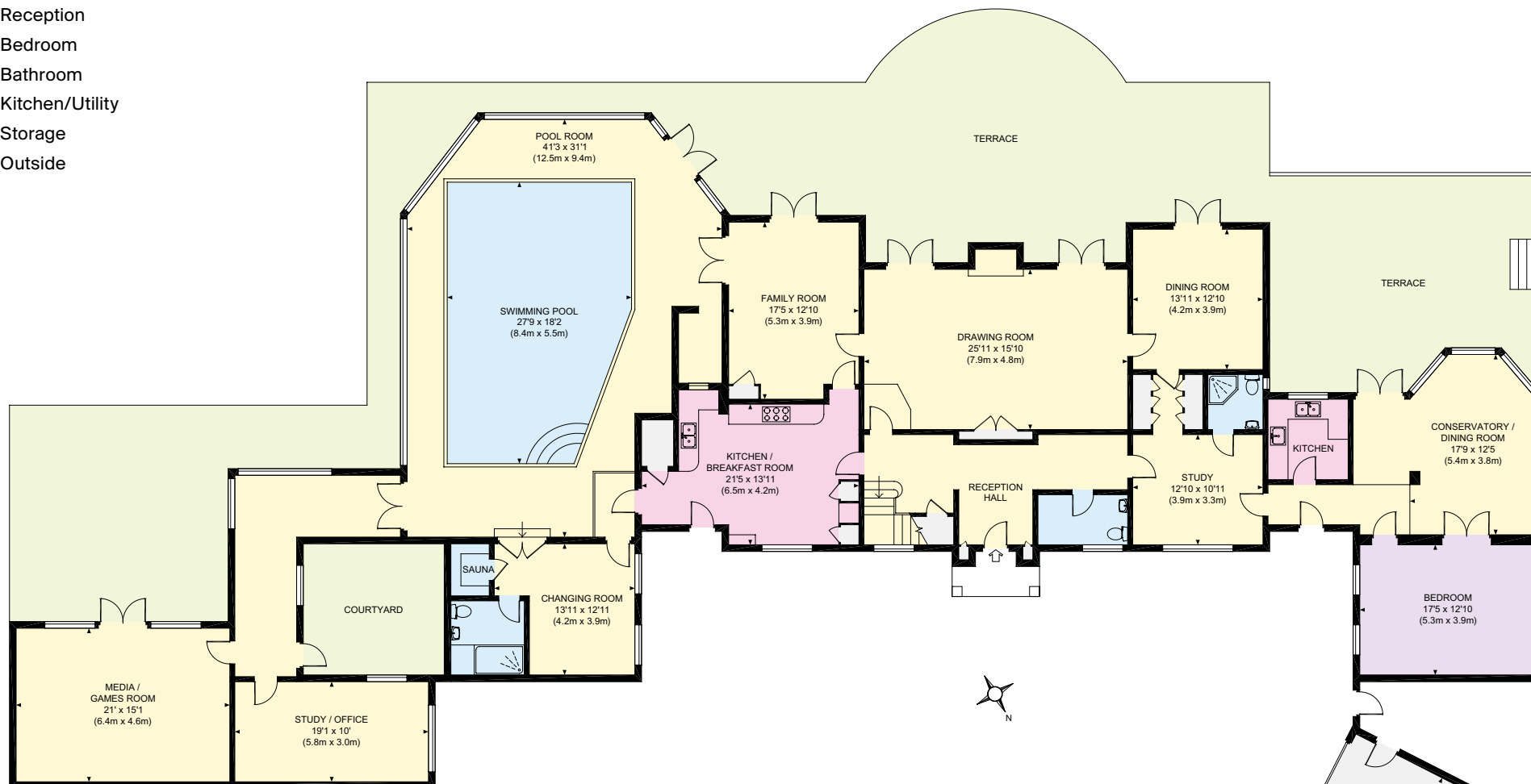








- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor

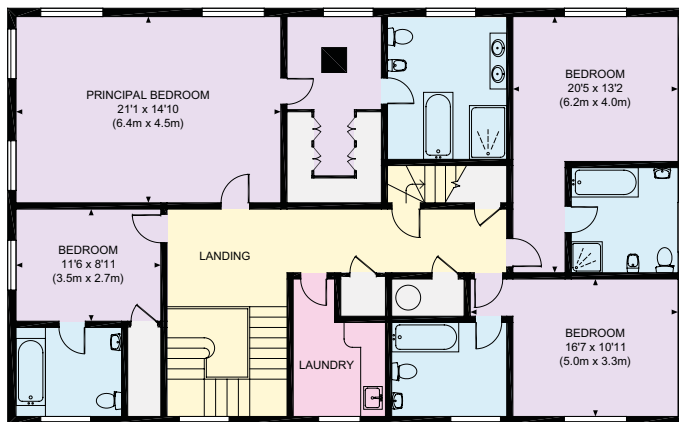
#### Approximate Gross Internal Floor Area

6,641 sq ft / 616.9 sq m

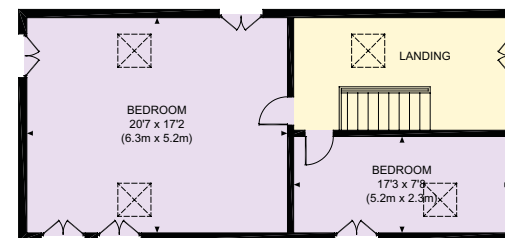
Outbuildings: 599 sq ft / 55.7 sq m

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.





First Floor

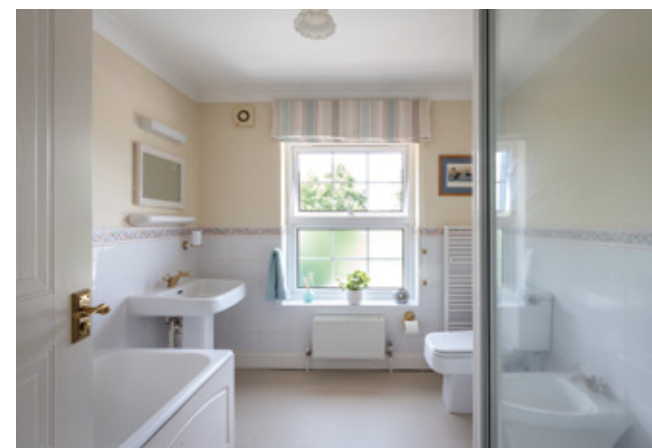


Second Floor











In addition to all of this space there is also an indoor swimming pool complex which boasts an impressive 8.4m x 5.5m swimming pool as well as a sauna, shower room and changing room. The games room is located just beyond the pool as well as an office/gym/storage room.







## Gardens and grounds

The gardens and grounds extend to around 1.8 acres. The house is approached via electronic wrought iron gates at the front which opens up to a large lawn area and ample parking in front of the triple garage.

The gardens to the rear have been landscaped and offer complete privacy with mature trees, shrubs and bushes as well as a lovely vista over fields in the distance.

## Services

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

## Local authority

Waverley Borough Council – 01483 523333

## Viewing

Viewing is strictly by appointment only through Knight Frank.







## Directions (GU10 1QT)

From London proceed south on the A3 past Guildford and take the slip road onto the A31 towards Farnham. Continue along the A31 for approximately 4.8 miles and take the exit signposted to Runfold.

At the following two 'T' junctions turn right. Once on the road marked 'Hogs Back' and signposted Runfold, follow this for 1.1 miles and turn left into Crooksbury Road. After 0.9 mile turn right onto Compton Way and Moor Villa will be found on the left-hand side after about 0.8 mile.





## Tenure

Freehold.

## EPC

C

## Guide price

£3,000,000



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 June 2022. Photographs dated June 2022.

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