



The Farmhouse Manor Farm, Wanborough, Guildford, Surrey

STRUTT & PARKER

The Farmhouse

Manor Farm, Wanborough,
Guildford, Surrey GU3 2JR

Set in beautiful countryside,
this wonderful house offers
perfect family living in
Wanborough village

The nearby A3/A31 (1.6 miles) for travel to London (35 miles) and the South Coast provides a direct link to the national motorway network via the M25 (junction 10) with access to both Heathrow (39 miles) and Gatwick (41.5 miles) airports.

Wanborough Train Station 1.2 miles
(London Waterloo 55 minutes)
Guildford Train station 4.5 miles
(London Waterloo 38 minutes)

Entrance hall | Drawing room | Sitting room
Study | Kitchen/breakfast room | Utility room
Cloakroom | Principal bedroom with en suite
shower room | 3 Further bedrooms
Study/5th bedroom | Family bathroom
Double garage | Garden | EPC Rating C

Location

The Farmhouse is set close to beautiful open countryside within the village of Wanborough which lies close to the Surrey/Hampshire border, just north of the Hog's Back ridge which runs from Guildford to Farnham. It lies in the Green Belt and is both a Conservation Area and an Area of Great Landscape Value.

Guildford town centre is about 4 miles away and has an extensive range of shops, cultural and recreational facilities, including Surrey Sports Park, The Spectrum Leisure Centre, G Live and the Yvonne Arnaud Theatre. The direct train link to London Waterloo in 38 minutes makes Guildford perfect for those commuting daily or simply for days out or visiting friends and family in London.

The surrounding countryside and scenic copses make this an ideal location for outdoor activities including walking, cycling and riding, with Parwood Equestrian Centre close by.

The area is served by an excellent range of schools and include, Aldro, Prior's Field, Wyke Primary School, Charterhouse School, St Chatherine's Bramley, The Royal Grammar School and Guildford High School.

The property

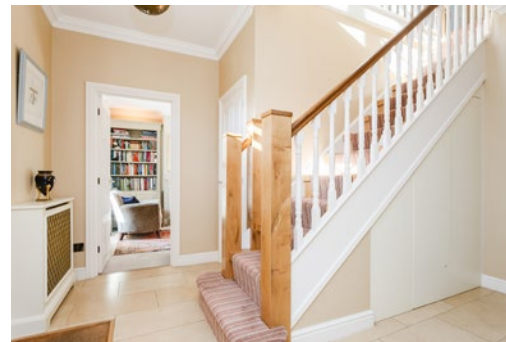
Set in idyllic countryside, The Farmhouse is a beautifully maintained property, circa 1997, which offers bright and well-proportioned rooms with wooden double-glazed sash windows and high ceilings throughout. Broad stone flooring flows through the main living areas. The elegant drawing room enjoys uninterrupted views over the rear garden and beyond. The stylish kitchen/breakfast room has French doors which open directly onto the terrace and is perfect for entertaining along with the adjoining family room.

The elegant oak staircase leads to 4/5 good sized bedrooms, the principal with built in wardrobes and a large en suite shower room.

Outside

The house is approached via a gravel driveway with ample private parking outside and a detached double garage. To the rear of the property is a beautiful landscaped, sunny garden, laid mainly to lawn with mature borders and trees, a paved terrace and a vegetable garden. Situated in a private setting, The Farmhouse enjoys an open outlook and beautiful views.







Floorplans

Main House internal area 2,005 sq ft (186 sq m)

Garage internal area 419 sq ft (39 sq m)

Total internal area 2,424 sq ft (225 sq m)

For identification purposes only.

Directions

From Guildford take the A31 towards Farnham. Take the first exit on the B3000 signposted to Wanborough and Normandy (Wanborough Hill). Take the first right, opposite Manor Farm Cottage, and an immediate left onto a gravel drive where you will find The Farmhouse.

General

Services: Mains gas, water, electricity and mains drainage.

Council tax: Band H. Council tax for 2016/2017 £3,336.32

Local Authority: Guildford Borough Council 01483 50505

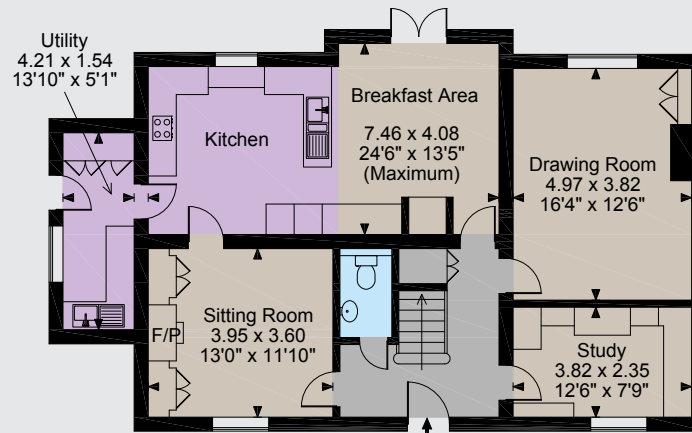
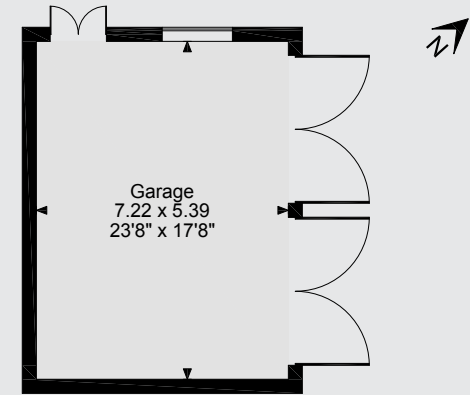
Guildford

Somerset House, 222 High Street GU1 3JD

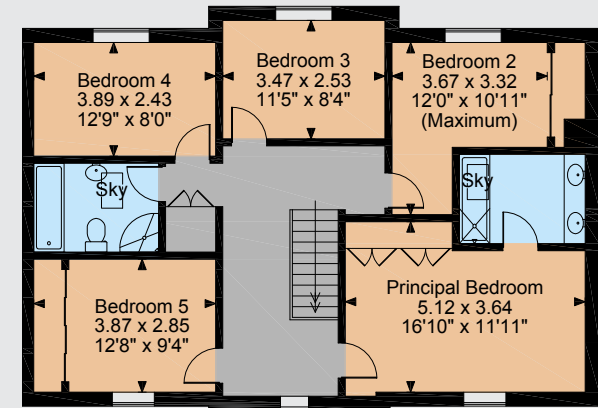
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55 offices across England and Scotland,
including 10 offices in Central London



Ground Floor



First Floor

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

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