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| Farley Green | Surrey Hills | Guide £799,950 Freehold |

A rarely available detached character converted stable block situated in the much sought after hamlet of Farley Green in the heart of the surrey hills, with three bedrooms and two bathrooms.

Description

| Entrance Hall | Vaulted Sitting Room | Vaulted Kitchen-Breakfast Room | Mezzanine-Study |
| Master Bedroom with En-Suite Shower | Two Further Bedrooms | Family Bathroom | Boot Room
| Gardens | Parking For Several Vehicles | Detached Double Carport With Workshop |
| Further Garage with Internal Stairs to First Floor |

Description:

A character detached converted stable block situated in the highly sought after "Surrey Hills" village of Farley Green in a quiet backwater location. The property was created in about 2002 from an existing barn which was almost completely re-built to provide modern living yet still retaining some wonderful features associated with this style of property such as vaulted ceilings, exposed timbers and mezzanine rooms with wood floors and underfloor heating.

The property is approached via a good sized entrance hall with oak doors and a wide opening leading to the principal room with stunning vaulted ceilings and a wealth of exposed timbers, windows over looking the front with further skylight and mezzanine with wood floors. The kitchen follows a similar theme with matching vaulted ceiling and timbers. Comprehensively fitted double aspect room with a range of fitted wall and base mounted units set under work tops with space for appliances and room for a good sized dining table. Twin doors lead to a further boot room with doors to the gardens. From the entrance hall there is a contemporary staircase rising to the first floor mezzanine area with skylight providing ideal usage for a study or similar.

The master bedroom has attractive wood floors with fitted cupboards as well as a further walk in cupboard and the convenience of a modern fitted en-suite shower room. There are two further double bedrooms all with attractive wood floors and serviced by a modern family bathroom fitted with limed oak vanity units and tiled detailing .

Outside:

The property is set well back from the road with a long sweeping shared driveway leading to a double gated access to the large gravel driveway. There is a large lawned area with brick retaining walls and well maintained flower borders as well as a large paved patio. The gardens continue to the side to give access to a small courtyard area.

Open Bay Garage:

There is a large open fronted double garage with a pitched tiled roof as well as a separate workshop/ store.

Garage:

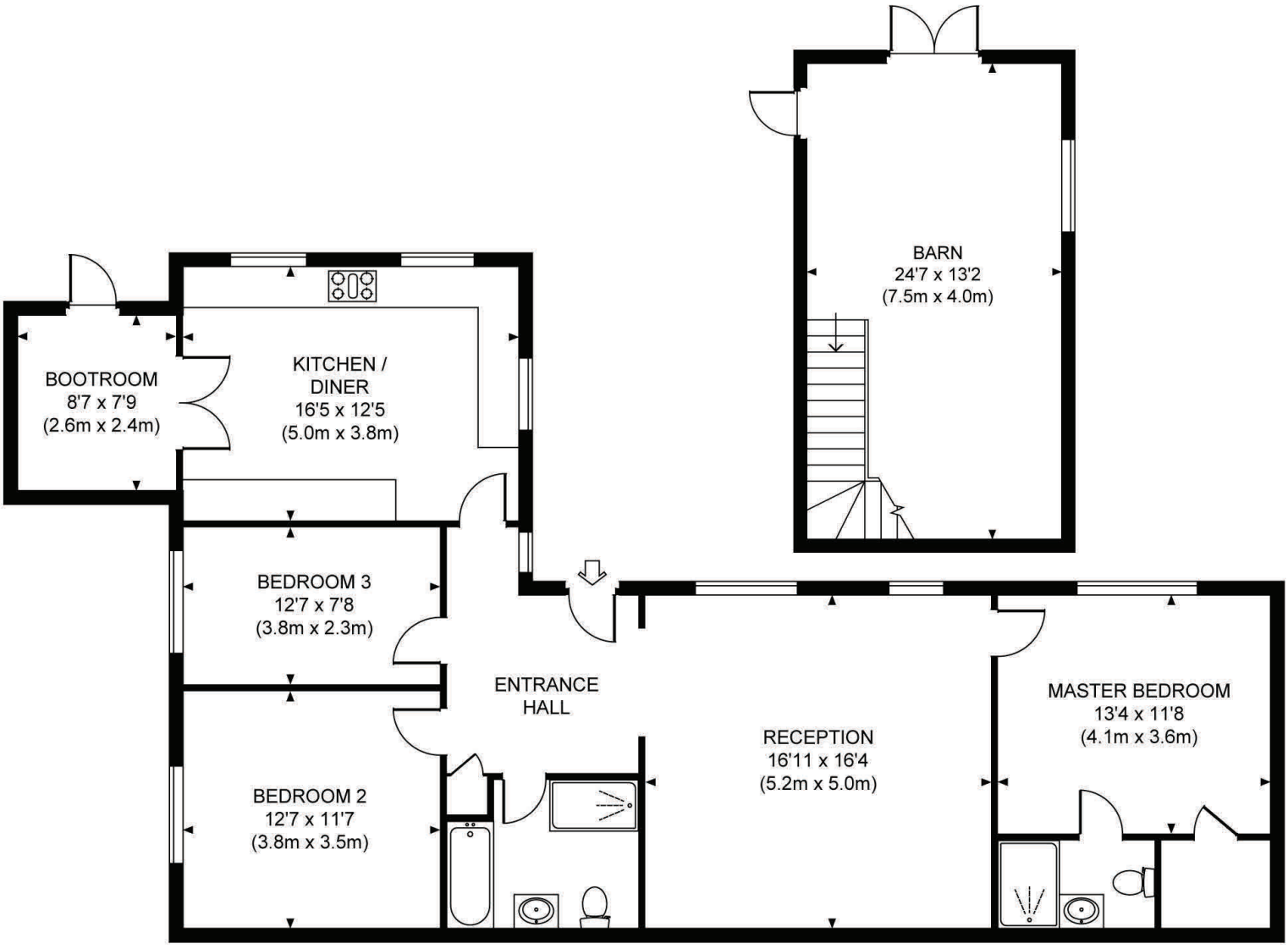
There is a further detached garage next to the house with internal staircase to the first floor first floor room.

Opportunities:

Possibilities exist to attached the garage to the main dwelling to further enhance and enlarge the existing accommodation subject to the usual consents being obtained.

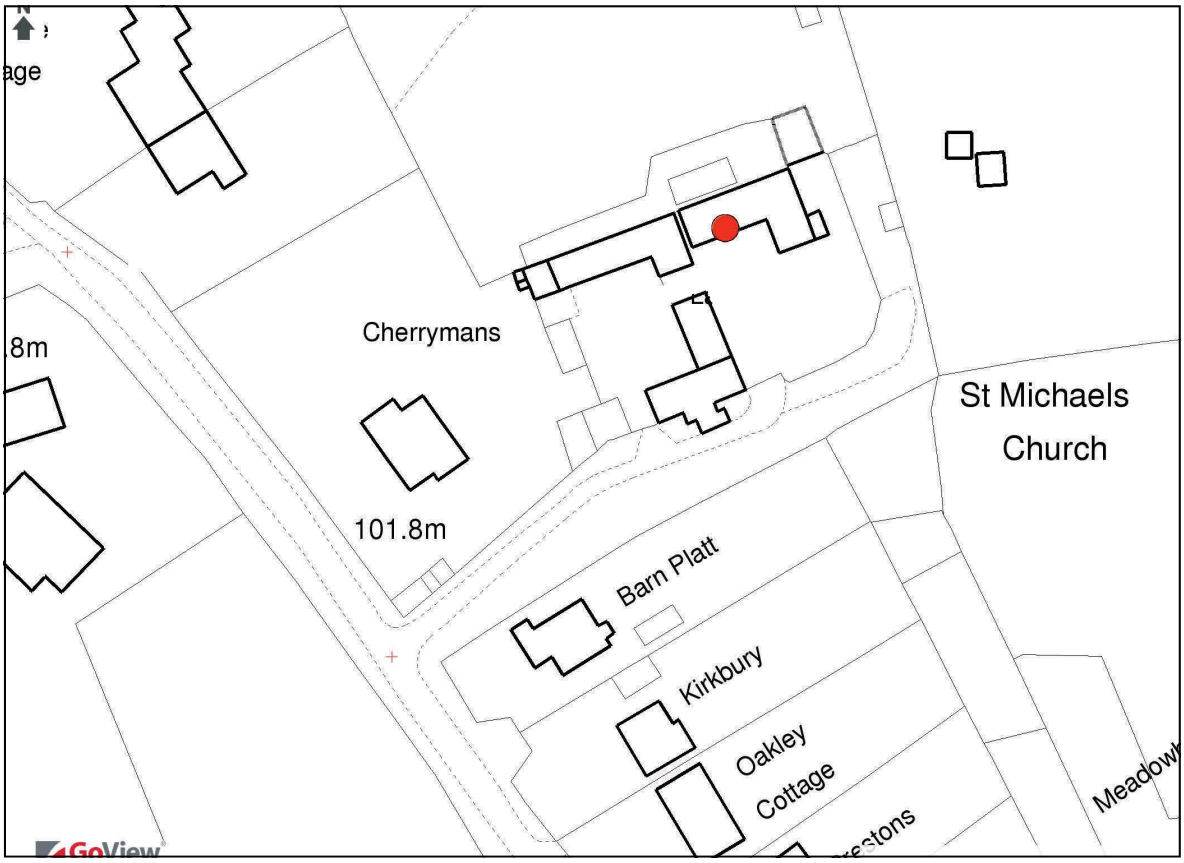
Services: oil fired central hearing & private drainage.

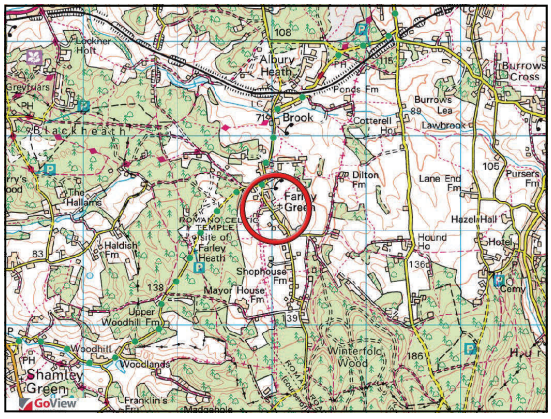
Floorplan

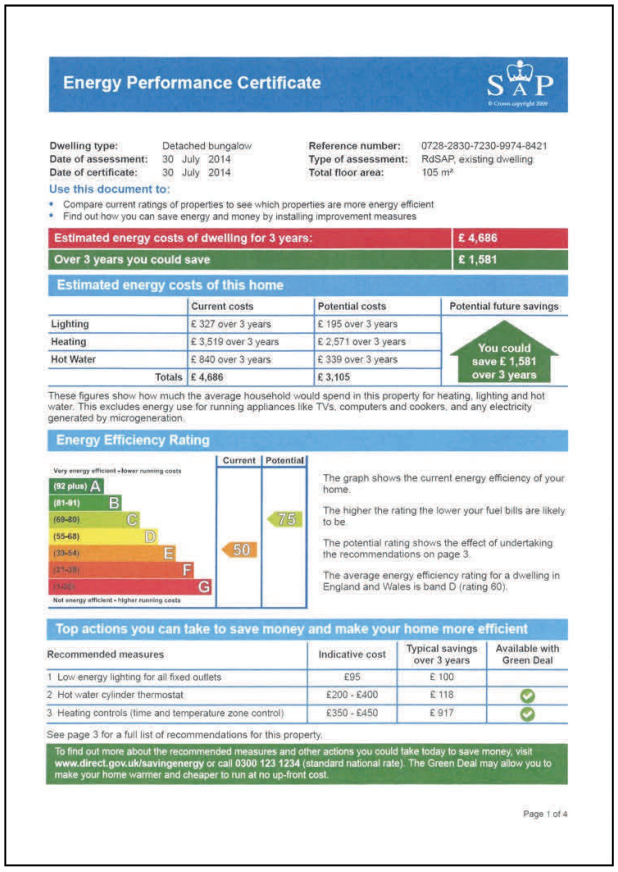


GROUND FLOOR

Maps







Energy Performance Certificate

SAP

Dwelling type:	Detached bungalow	Reference number:	0728-2830-7230-9974-8421
Date of assessment:	30 July 2014	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	30 July 2014	Total floor area:	105 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	**£ 4,686**
Over 3 years you could save	**£ 1,581**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 327 over 3 years	£ 195 over 3 years	You could save £ 1,581 over 3 years
Heating	£ 3,519 over 3 years	£ 2,571 over 3 years	
Hot Water	£ 840 over 3 years	£ 339 over 3 years	
Totals	£ 4,686	£ 3,105	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£95	£ 100	
2 Hot water cylinder thermostat	£200 - £400	£ 118	✓
3 Heating controls (time and temperature zone control)	£350 - £450	£ 917	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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Surrounding Areas

Guildford town is located a short drive or train journey away. It offers fantastic shopping with a newly refurbished mall as well as pretty cobbled High Street . There are many restaurants of a varying nature offering a superb selection for all tastes. Nightlife and evening entertainment are also popular in Guildford with many bars, pubs and clubs as well as the Odeon Cinema complex, a Theatre and also a newly opened entertainment venue. On the outskirts of the town there is also the Spectrum leisure complex with swimming pool, gymnasium catering for most sports and outdoor athletics track. The Spectrum also provides the best local services for bowling as well as an ice rink

Cranleigh: is a large village, self-proclaimed the largest in England, and is situated 8 miles south east of Godalming in Surrey. It lies to the east of the A281 which links Guildford with Horsham; neighbouring villages include: Ewhurst and Alfold. Until the mid-1860s, the village was called "Cranley". The Post Office succeeded in getting the spelling changed to avoid confusion with nearby Crawley in West Sussex. The name is popularly - but incorrectly - believed to come from the large crane breeding grounds that were supposed to have been historically located at Vachery. The figure of a crane adorns the old drinking water fountain of 1874, that can still be found in the middle of the village in 'Fountain Square'.

Surrey Hills & Peaslake: The four areas that make up the Hurtwood cover a total of 3,000 acres south of the A25 at Shere. These tracts of high ground were traditionally forested and the largest area stretches from Peaslake to Holmbury St Mary and includes Holmbury Hill with its Iron Age Hill Fort. Between Peaslake, Ewhurst and Cranleigh, is the area including Pitch Hill and Reynards Hill, Winterfold. Blackheath and Farley Heath, including the Roman Temple, make up the third area and Shere Heath at Little London completes the territories of the Hurtwood.

Its jewels are **Holmbury Hill and Pitch Hill**, two magnificent greenland peaks, which with the Winterfold ridge, offer stunning views over the Weald to the South Downs. And there are also magical pine woods and heather heaths, ponds and glades, wildlife and wilderness.

Schools: There is a large choice of private education, locally at Pennthorpe School, whilst The Duke of Kent, Cranleigh, Christ's Hospital, Farlington, St Catherine's, Charterhouse, and Pennthorpe Schools are very close by. Rudgwick has its own Primary School. Tanbridge House, Millais and Forest offer secondary education. The College or Richard Collyer, Godalming and Guildford Colleges are also in close proximity.

The Coast: Many sandy beaches including (West Wittering) can be accessed quite easily due to the nature of the superb road and rail links. Brighton can be reached within 45 minutes and a relatively short journey down the A3 will bring you to Portsmouth and beyond. ***Air:*** The nearest airports are Gatwick which is about 26 miles and Heathrow which is only about 30 miles away, the journey time for both is approximately 45mins by car. A regular train service also links Guildford to London Gatwick. While a Rail air link provides bus transportation to London Heathrow from Woking. ***Rail:*** Regular fast trains to London are available from several local stations, the largest of which is Guildford with a journey time of only 35 minutes to London Waterloo. ***Road:*** There are a variety of major roads close to Cranleigh which include the A3 which can be joined at several junctions including Guildford, Milford or Godalming, The A3 offers superb links to the south cost and London. The M25 orbital can also be joined at J10 from the A3 which is about 35 minutes by car.

Photographs

Photographs

Photographs

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Viewings strictly by appointment

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