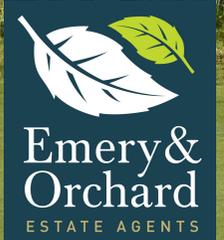




Haycorns Blighton Lane

The Sands Farnham GU10 1PU

Guide Price: £1,900,000 Freehold





- Fabulous Location with Lovely Views Over The Sands Golf Course
- Short Walk of Village Centre & Community Owned Pub
- Easy Access Nearby to Beautiful Walking & Riding Countryside in 'The Surrey Hills'
- Recently Extended & Fully Refurbished to a Very High Specification
- Reception Hall with Cloakroom
- Open Plan Sitting/Dining/Kitchen
- Living Room & Study
- Five Bedrooms & Four Bathrooms
- Mature Secluded Level Rear Garden
- Driveway Providing Off Road Parking & Integral Garage



This recently extended and fully refurbished detached home blends period character with a high-end, contemporary finish. Designed for flexible family living, the bright and spacious interior offers a premium specification throughout. The house sits in a prime spot overlooking Farnham Golf Course, perfectly balancing a peaceful outlook with the convenience of being a short stroll from the village centre and its community-owned pub. For those on the move, it provides excellent links to Farnham station and the A31/M25 network.











Farnham Main Line Station – 3.2 mile (Waterloo approx. 1 hour)

Village Centre – 0.3 mile Farnham Town Centre – 3.2 miles

Infant School – 3.2 mile

Secondary School – 4.7 miles - Doctors – 3.1 miles Dentist – 3.1 miles

A3 – miles 6.7 miles M25 – 16.4 miles M3 – 8.6 miles

Energy Efficiency Rating C

Council Tax Band G – Payable £4463.42 (2026/7)



Directions: From The Shepherd & Flock roundabout in Farnham proceed out of Farnham in a northerly direction on the A31 to Guildford taking the first turning left signposted Runfold. Continue to the T junction and turn right and then first left into Crooksbury Road. After about half a mile turn left into Sands Road and again after half a mile turn left into Blighton Lane and Haycorns will then be found as the second house on your left

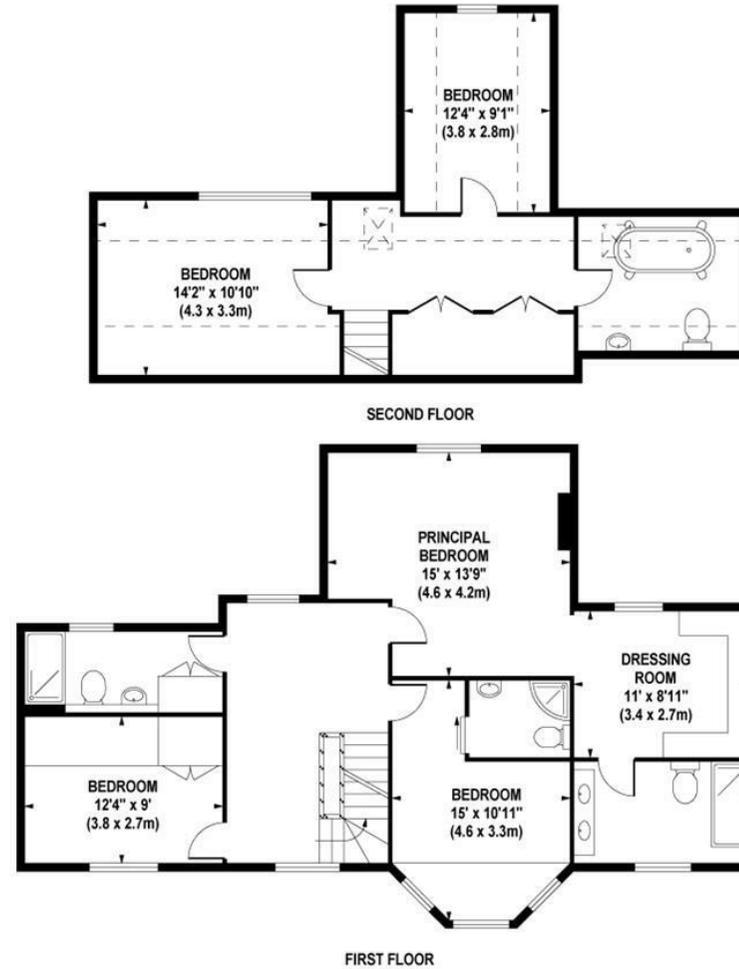
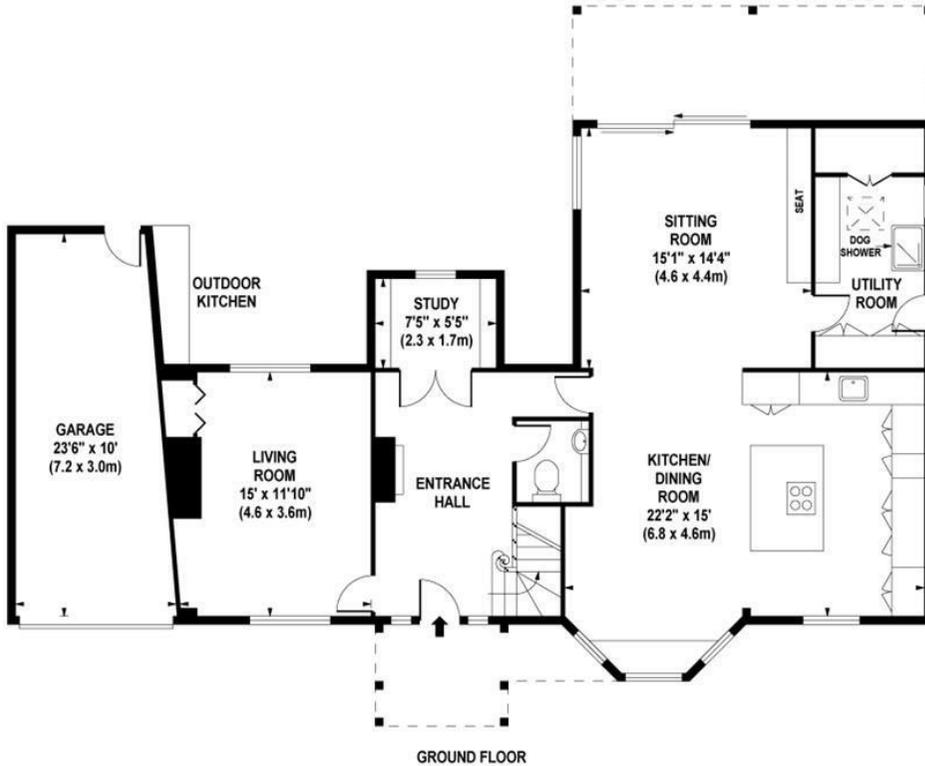




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APPROX. GROSS INTERNAL FLOOR AREA 2662 SQ FT / 247 SQ M (INCLUDING GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

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Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.