



Birch Corner Seale Lane

Seale Farnham GU10 1LD

Guide Price: £1,650,000 Freehold





- Lovely Views Over Surrounding Countryside
- Easy Reach of Farnham & Guildford Town Centres
- Access Nearby to Beautiful Walking & Riding Countryside in 'The Surrey Hills'
- Double Aspect Sitting Room
- Study & Cloakroom
- 26ft x 17ft Kitchen/Dining/Family Room
- Four Bedrooms & Two Bathrooms
- Useful Annex with Living/Laundry Room, Bedroom & Bathroom
- Gated Entrance Opening to Large Driveway & Double Garage
- Gardens & Grounds of 0.42 Acre with South Facing Rear Garden



A substantial detached family home set in gardens and grounds of 0.42 acre. The house has been tastefully refurbished and offers spacious and adaptable accommodation which includes a detached double garage with useful one bedroom annex. The property occupies an enviable position in the the pretty Surrey village of Seale and is set in a mature residential road enjoying lovely views over the surrounding countryside.











Farnham Main Line Station – 3.4 mile (Waterloo approx. 1 Hour)

The Sands Village Community Owned Pub – 1.1 mile Guildford – 7.0 miles

Farnham Golf Club/Driving Range - 1.0 Mile

A31 – miles 1.3 miles A3 - 8 Miles - M25 – 15.6 miles M3 – 7.9 miles

Energy Efficiency Rating - C

Council Tax Band - Main House - G - Payable £4,062.03 (2025/26)

Annex Band - B - £1,895.61 (2025/26)

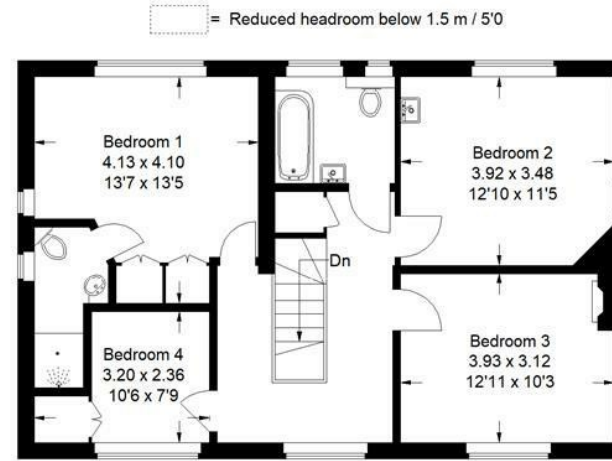
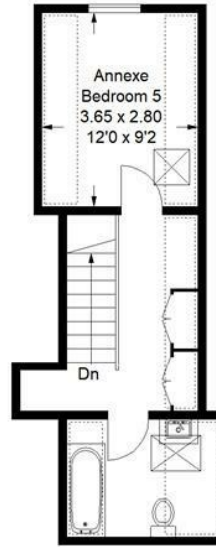


Directions: From The Shepherd & Flock roundabout in Farnham proceed out of Farnham in a northerly direction on the A31 to Guildford taking the first turning left signposted Runfold. Continue to the T junction and turn left onto the Runfold Road. Take the next turning right into Seale Lane and Birch Corner will then be found after 0.7 mile on your right hand side.



Birch Corner, Seale Lane, Seale

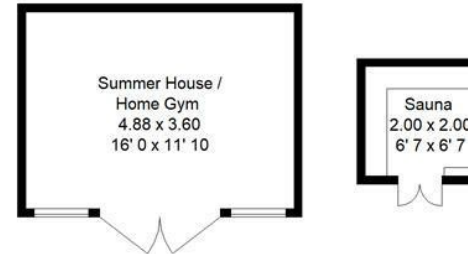
Approximate Gross Internal Area
 Ground Floor = 154.4 sq m / 1662 sq ft
 (Including Garage)
 First Floor = 97.2 sq m / 1046 sq ft
 Total = 251.6 sq m / 2708 sq ft
 Outbuildings = 21.6 sq m / 232 sq ft



First Floor



Ground Floor



Outbuildings not in position

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Emery & Orchard
 ESTATE AGENTS

01483 419 300

20 High Street
 Godalming
 Surrey
 GU7 1EB

email: office@emery-orchard.co.uk

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.

