



ESTATE AGENTS



Ravenswood House, Lower Hale, Farnham, Surrey

Price Guide £885,000

Ravenswood House, Lower Hale, Farnham, Surrey

A stunning three bedroom penthouse apartment with almost 2000sqft of accommodation on this magnificent former manor house. Set amidst 2.2 acres of beautiful grounds, within a mile of Farnham town centre & mainline station.

The property has been modernised and recently redecorated to a high standard by the current owners and is in exceptional condition throughout.

There are steps to the front door that has a telephone entry system and leads into an inviting entrance hall which provides access to the second floor. The apartment consists of a 24' dual aspect living room with a contemporary fireplace and French doors onto a fabulous balcony housing a seating area with fantastic views out on the gardens. The 20' separate dining room has wonderful views of the communal grounds and the kitchen has been re-fitted with a solid oak floor, range of oak units with granite work surfaces and up-stands. There are inset sinks with granite drainer, a built in five ring gas hob, double oven, fitted dishwasher and washing machine. The apartment consists of three double bedrooms including a 19' master bedroom with fitted wardrobes. The third bedroom is currently used as a study with bespoke walnut wood desk and storage areas and has a further large walk in storage area. Both bathrooms have been re-fitted with fully tiled contemporary suites with one offering a rain-shower wet room.

Outside there is a sweeping driveway and well tended communal grounds that are mainly laid to lawn with mature trees and hedging. The apartment also has its own private enclosed garden, garage and there is ample residents/visitors parking. There is an outside electric car charge point. The apartment is alarmed and has an in-built televised security system.

Share of freehold

Leasehold with 990 years remaining

Building insurance approximately £2000 per annum

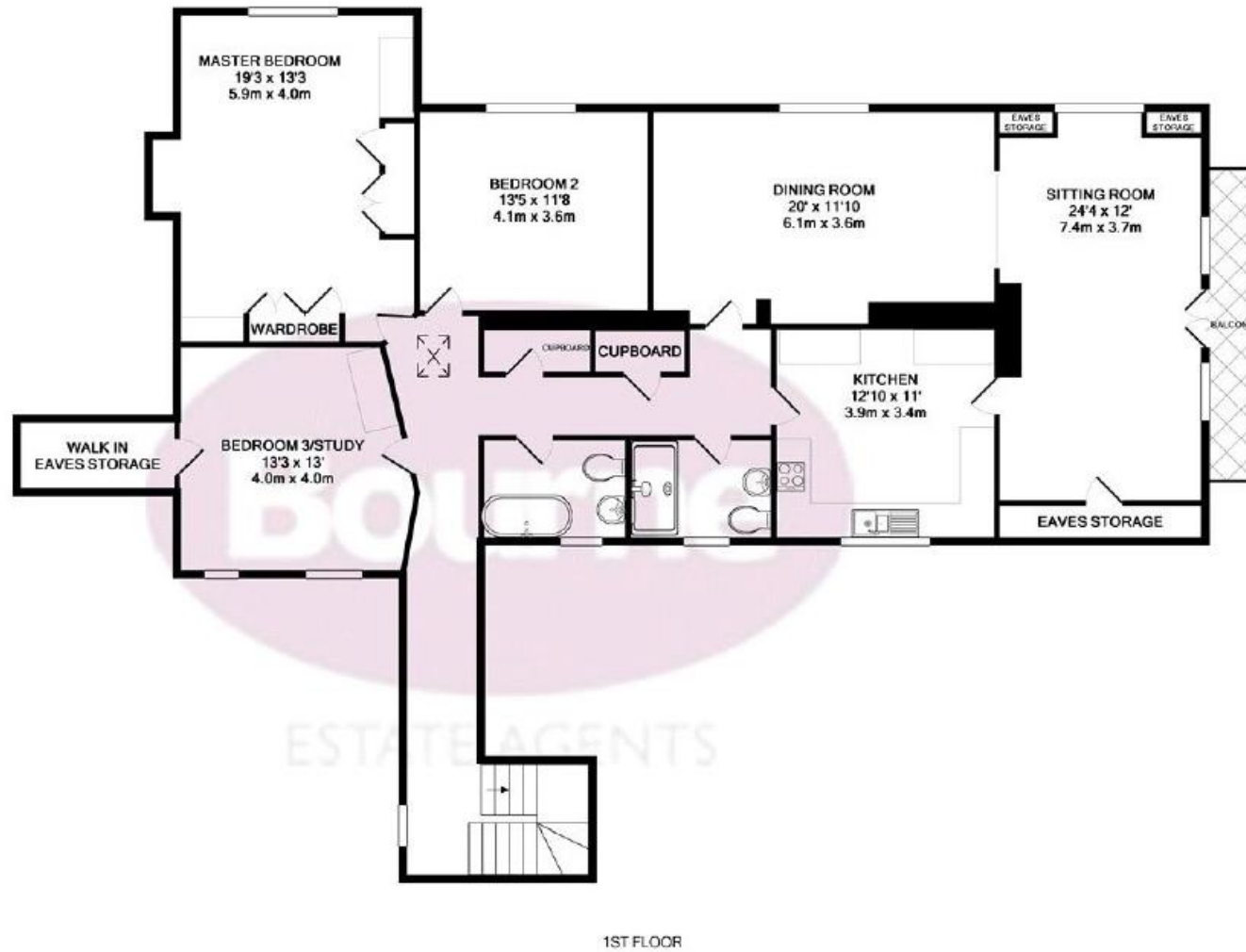
Communal gardening charge split between 5 residents.

Council tax band F

- Exclusive penthouse apartment
- Three double bedrooms
- Modern bathrooms
- Modern kitchen
- Living room with balcony
- Spacious dining room
- Garage
- Private garden
- Over two acres of communal grounds
- Double glazing
- Gas central heating
- Outside electric car charge point
- Situated close to Farnham town centre and main line station
- Exclusive building of only 5 apartments



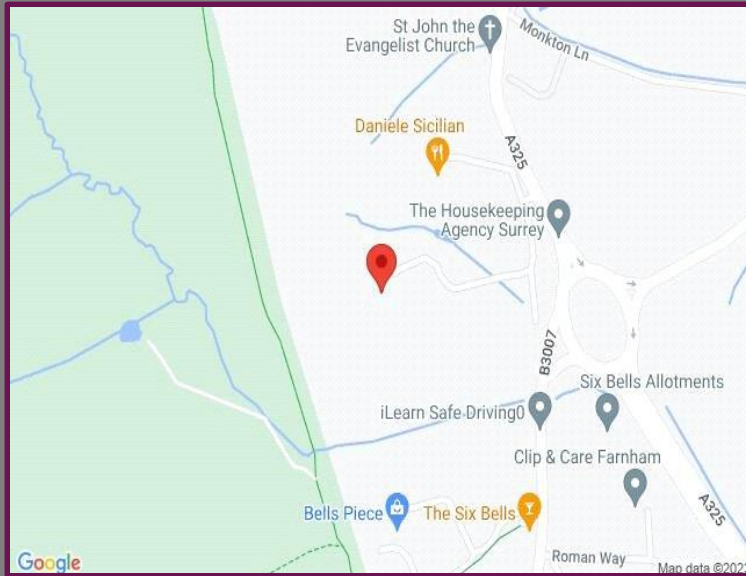
Floorplan



FOR ILLUSTRATIVE PURPOSES ONLY
TOTAL APPROX. FLOOR AREA 1964 SQ.FT. (182.5 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation.

Location

The property is in a convenient position, within a mile of Farnham town centre & train station. There is also easy access to the area's major road links.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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