



South Farm Lane | Bagshot | Surrey | GU19 5NT



South Farm Lane, Bagshot, Surrey, GU19 5NT

Set within an exceptional plot of approximately 0.44 acres, this substantial and characterful detached family home occupies a wonderfully private setting on one of the area's established residential lanes. Offering approximately 1,685 sq ft of internal accommodation, together with useful additional storage, the property combines generous living space, attractive period character and considerable future potential. The property is also offered with no onward chain.

The ground floor provides an excellent arrangement of reception space, beginning with a welcoming entrance hall. The principal sitting room is a particularly attractive space, while a separate family room provides a second generous reception area with French doors opening directly onto the garden. A formal dining room offers further versatility for entertaining and family life, complemented by a separate kitchen and ground-floor cloakroom.

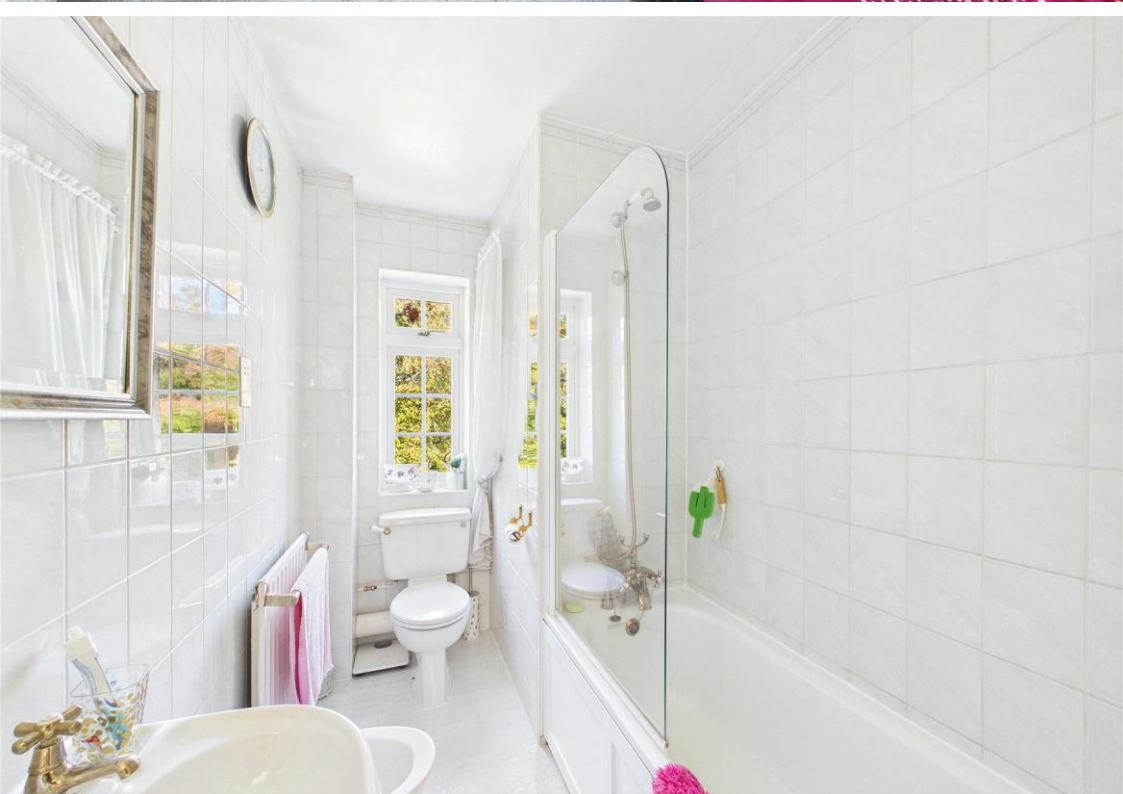
Upstairs, the accommodation continues with four well-proportioned bedrooms, including an impressive principal bedroom, together with the family bathroom and additional WC. The layout provides comfortable accommodation in its current form while also presenting an exciting opportunity for a future owner to modernise and personalise the house to their own taste.

The real highlight, however, is the setting. The house sits within approximately 0.44 acres, with an extensive rear garden offering an impressive degree of privacy. Predominantly laid to lawn and surrounded by mature trees, hedging and established planting, the grounds create a wonderfully secluded backdrop and provide ample space for outdoor entertaining, children and keen gardeners alike.

To the front, the property is approached via a generous driveway providing off-street parking, while additional external storage further enhances the practicality of the home.

South Farm Lane is well positioned for the amenities of Bagshot and Lightwater, with excellent access to the surrounding countryside and nearby woodland. The area is particularly convenient for families, with a choice of well-regarded schools nearby, while the M3 provides excellent road connections towards London, the M25 and the wider motorway network. Bagshot railway station also offers services towards London Waterloo via Ascot.

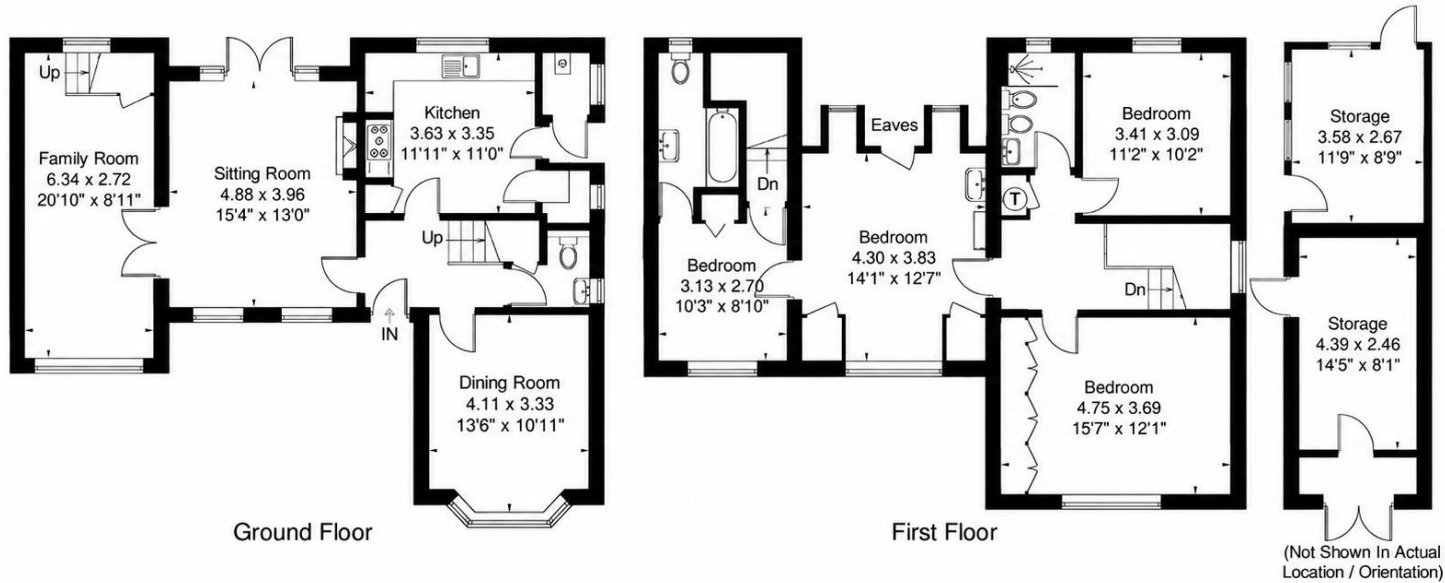






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Approximate Gross Internal Area = 156.6 sq m / 1685 sq ft
 Storages = 23.8 sq m / 256 sq ft
 Total = 180.4 sq m / 1941 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		





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