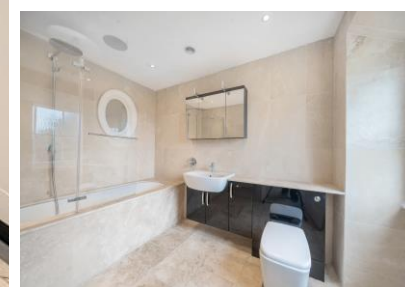
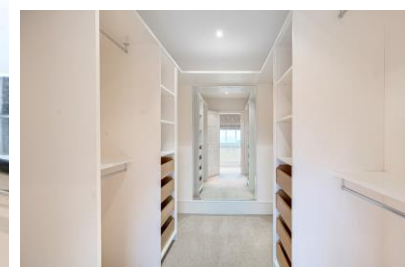


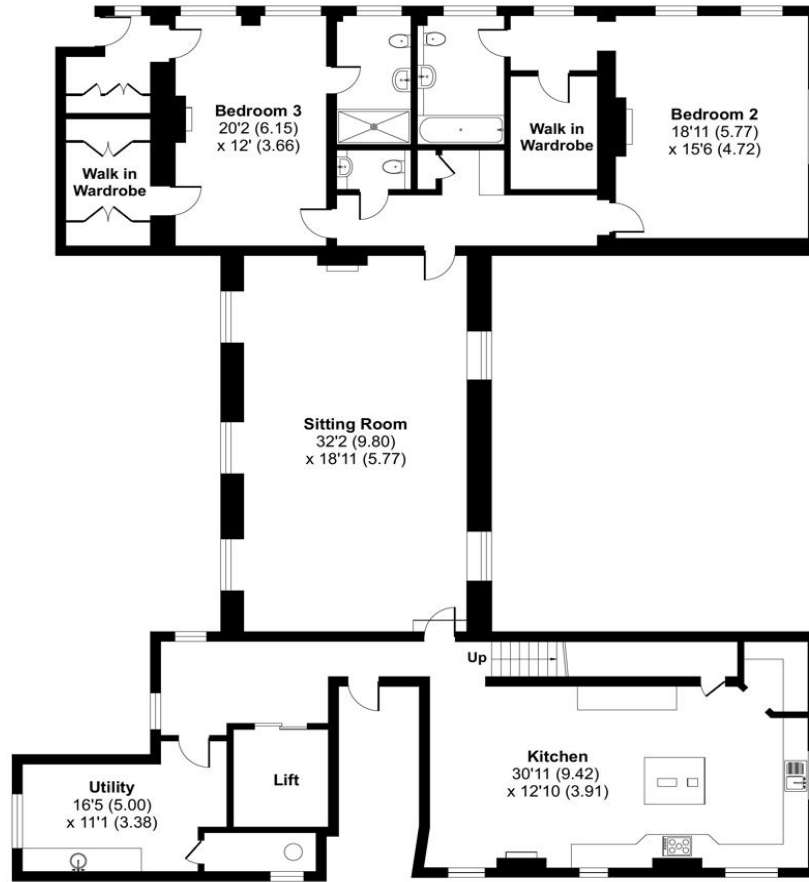


Moor Park House, Moor Park House Way, Farnham, Surrey, GU10 1HF



ACCOMMODATION

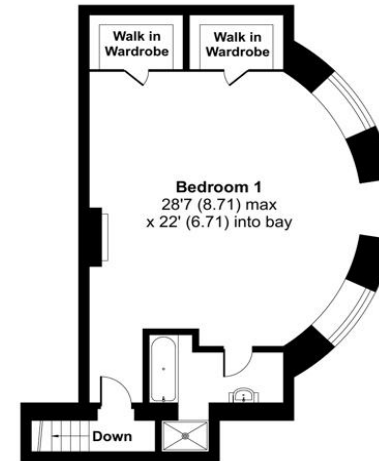
Stunning luxury executive penthouse apartment in the prime South Farnham location of Moor Park. This wonderful Grade II listed county mansion house was re-modelled to create luxurious apartments a few years ago. Accessed through the grand communal reception hall with tall ceilings, an open fireplace and a crinoline staircase with glazed, domed ceiling and Gothic revival relief detailing to the walls. The lift provides secure and private access directly into the penthouse apartment on the second floor. There are wonderful elevated views from large, sash windows out across the open countryside and communal grounds. The Penthouse has a secure entry system and is underfloor heated throughout with marble floor tiles to the kitchen and bathrooms and wool carpeting elsewhere. There are three double bedrooms all with side dressing rooms, walk-in wardrobes and ensuite bath/shower rooms. The drawing room has three large sash windows and has two interesting opal windows on its internal walls picking out the Gothic revival relief within the main hall. The kitchen is open planned with the dining area fitted with an extensive handmade 'Optiplan' kitchen with Bosch integrated appliances including twin electric ovens, 5 ring gas hob, microwave, 2 fridge and freezers, 2 dishwashers, coffee machine, warming drawers, counter granite worktops and marble flooring, fully wired 'Bang & Olufsen' audio visual system. There is also a separate fully equipped utility room. The Penthouse has its own private area of garden as well as the use of 2 garages. This is all within vast and wonderful communal grounds of approximately 10 acres which have un-spoilt outlooks over the adjoining pasture and surrounding woodland.



GROUND FLOOR

Approximate Area = 3461 sq ft / 321.5 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1083512



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	81
England, Scotland & Wales		EU Directive 2002/91/EC	

SITUATION

Moor Park House is a luxurious residence in a wonderful tucked away position and quiet rural setting just off Compton Way and is just over a mile from Farnham railway station (Waterloo 56 minutes). There is ease of access on to the A31 and link roads to the A3 and M3, London's airports and the South coast. The Georgian market town of Farnham offers a wide range of shopping, recreational, and cultural facilities within the town including theatre, cinema and art galleries.

SPECIFICATION

- High specification penthouse apartment set over two floors
- Within a Grade II Listed building
- Three bedrooms, each with ensuite facilities and walk-in wardrobes
- Central drawing room boasting great views of the grounds
- Large kitchen with central island and premier appliances
- Separate utility room
- Two garages
- Underfloor heating
- Private garden area
- Communal grounds spanning 10 acres leading to surrounding woodland

GUIDE PRICE

£4,895 per month

DEPOSIT

Security Deposit: £5,711.53
Holding Deposit: £1,142.30
(based on advertised rental price)

MINIMUM TERM

12 Months

LOCAL AUTHORITY

Waverley Borough Council
Council Tax Band: H



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Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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