



HOLT POUND LANE | FARNHAM


**Platinum
Homes**
BY BRIDGES



The Property

This well-appointed detached family home offers over 3,500 square feet of generous accommodation across two floors. Set on a peaceful lane, it enjoys a tranquil setting within easy reach of the historic market town of Farnham.

A welcoming reception hall leads to the principal reception rooms, study, and cloakroom. The double-aspect sitting room features sliding patio doors to the garden, while the formal dining room enjoys a bay window overlooking the grounds. The well-designed kitchen includes a central island and breakfast area, with access to the utility room and home office.

An inner hallway leads to a substantial games room, located above a currently unused indoor swimming pool and jacuzzi, with patio doors opening to a spacious sun terrace and garden. The integral double garage is also accessed from this hallway.

Upstairs are five bedrooms, all with built-in wardrobes. Three enjoy lovely views over the garden and forest beyond. The principal bedroom has an en suite, and there's a well-appointed family bathroom.

Outside

A sweeping driveway provides a generous amount of parking alongside three garages.

The gardens wrap around the house, with a sunny rear terrace leading to a spacious lawn and far-reaching forest views.

A discreet gate opens to a paddock with grounds extending to just over two acres and giving direct access to Alice Holt Forest enclosure.





Features

- Five Bedrooms
- Five Reception Rooms
- Two Bathrooms
- Open Plan Accommodation
- Games Room (Former Indoor Swimming Pool)
- Home Office
- Plot of Two Acres
- EPC: C (69)
- Council Tax Band: H

Contact

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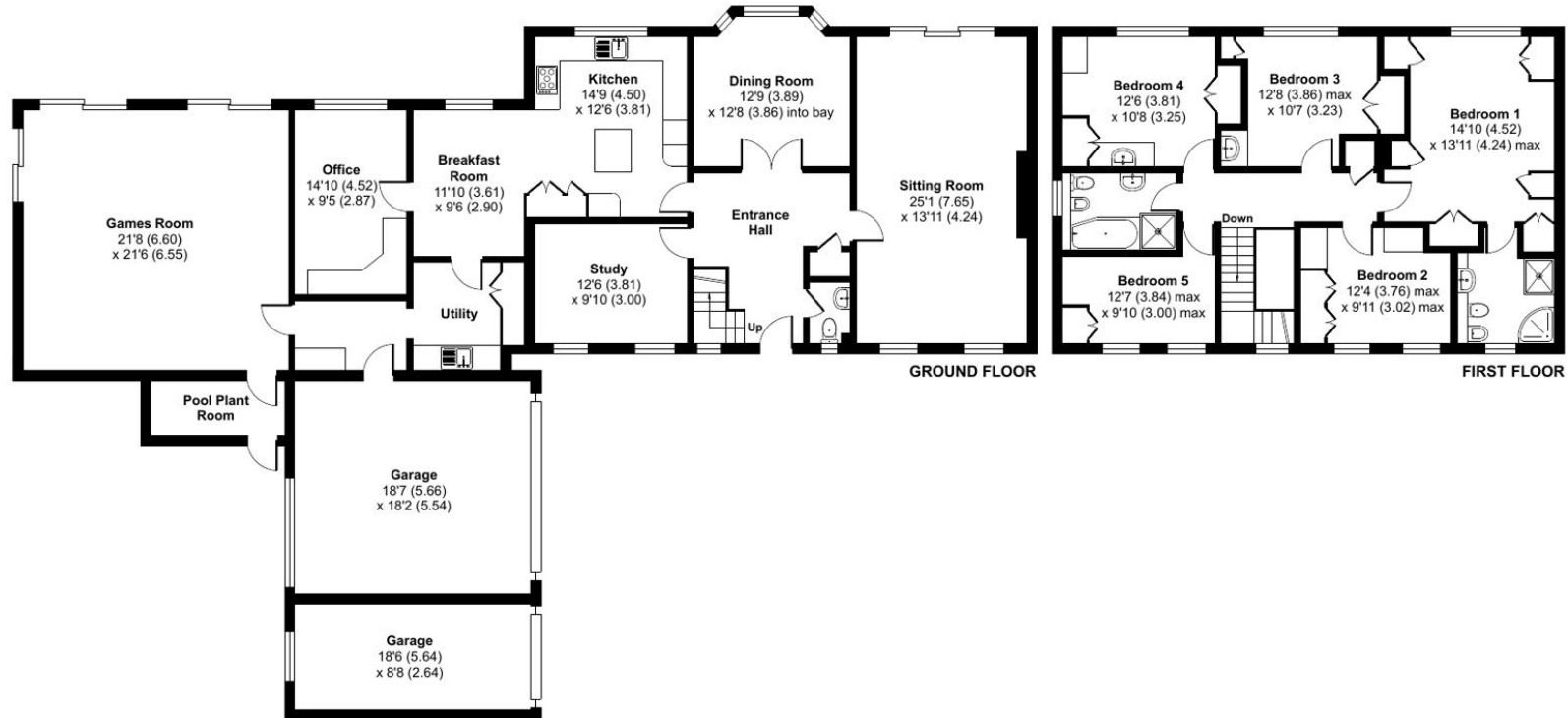
Holt Pound House Holt Pound Lane, Holt Pound, Farnham, GU10

Approximate Area = 3019 sq ft / 280.4 sq m

Garages = 505 sq ft / 46.9 sq m

Total = 3524 sq ft / 327.3 sq m

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024.
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