



## Farnham

Guide Price £750,000 (Freehold)

A very well presented 4 bedroom, detached family home with a contemporary feel, located in a favoured South Farnham location. EPC D



This spacious family home has been updated by the current owners over the past 5 years to include a new kitchen and bathroom, oak flooring fitted to many of the ground floor areas and double glazing replaced. There is a sitting room with open fireplace and this room, together with the dining room overlook the rear garden. The family room/study to the front provides additional space and the kitchen is complemented by a separate utility room. The four bedrooms are all doubles, each with storage cupboards, and the master benefits from an en-suite with under floor heating. The family bathroom has been refitted and the property has gas central heating. The gardens lie to the front, side and rear and provide a good deal of seclusion.

\* Entrance Hall with understairs storage cupboard, oak flooring and coats cupboard. \* Cloakroom with low level w.c. and wash basin with storage below. \* Sitting Room - Again with oak flooring, open fireplace, opening to the dining room and double doors to the garden. \* Dining Room with matching oak flooring. \* Family Room/Study which overlooks the front of the property with a bay window and storage with sliding doors. \* Kitchen with white high gloss units and oak work surfaces. Integrated appliances include an oven, microwave, dishwasher and gas hob with extractor over. There is a breakfast bar and door to garden. Step down to Utility Room with space and plumbing for washing machine and tumble dryer, door to garage.

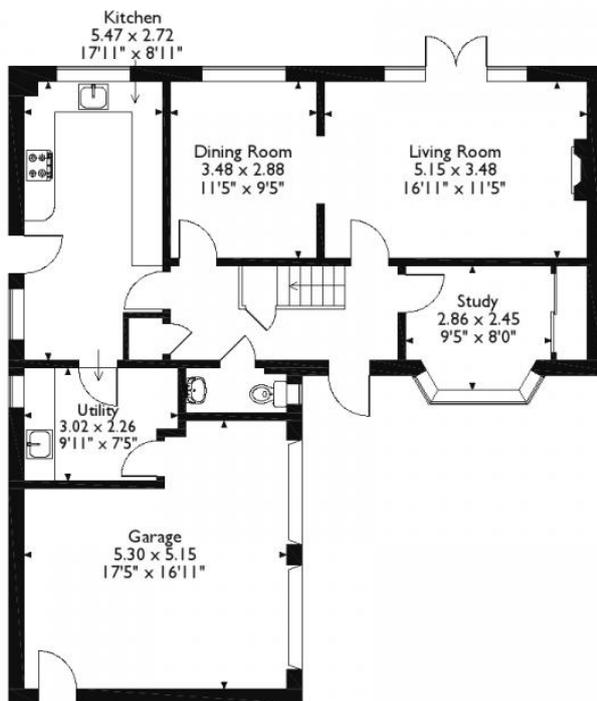
Stairs to First Floor

\* Landing with airing cupboard. \* Bedroom 1 overlooking the rear garden with large walk-in wardrobe. \* En-Suite Shower Room with under floor heating, walk-in shower, wash basin with drawer under, low level w.c. and heated towel rail. \* Bedroom 2 - A further double, rear aspect room with wardrobes \* Bedroom 3 - Another double room. \* Bedroom 4 - A further double with wardrobes. \* Family Bathroom with part tiled walls, tiled flooring, shaped bath with shower over, wash basin with storage below, low level w.c.

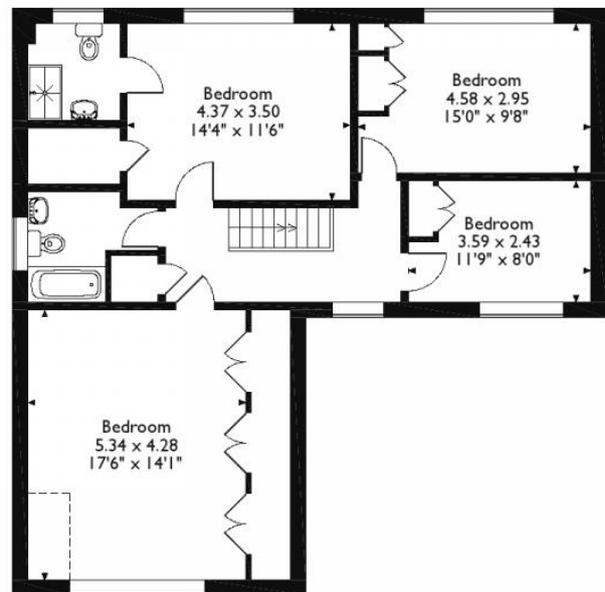
- Detached house with a contemporary feel
- 4 Bedrooms (master en-suite with under floor heating)
- 3 Reception rooms
- Kitchen and separate utility room
- Double Garage
- Oak flooring to many ground floor areas
- Replaced double glazing
- South Farnham location

# Floorplan

Approximate Gross Internal Area  
Main House = 169 Sq M/1707 Sq Ft  
Garage = 23 Sq M/253 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Directions

The property is located in a popular South Farnham road less than 2 miles from Farnham town centre and within a walk of both St Peters School and Weydon School. The town offers a good variety of shops, bars, bistros and restaurants together with a main line station (Waterloo 55 minutes). The A31 providing access to the A331, A3 and M3 is within easy reach and the area is surrounded by many miles of countryside for walking, riding and cycling.



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