



ESTATE AGENTS



Farnborough Road, Farnham, Surrey

Price Guide £850,000

# Farnborough Road, Farnham, Surrey

A simply stunning, extended and deceptively spacious, detached family home. This fabulous property has been refurbished to a high standard throughout and offers over 2200 sq ft of accommodation.

To the ground floor the inviting entrance hall leads to the downstairs WC, under stairs storage cupboard, living room and kitchen. The living room has wood flooring, an inset fire place with RAIS wood burning stove and leads through to the kitchen. The stunning open plan kitchen/dining room is one of the outstanding features to this home, it overlooks the rear garden and has double glazed French doors and Bi fold doors leading onto the terrace. The kitchen has been fitted with a wide range of contemporary cupboard and drawer units. There is an integral eye level NEFF double oven with warming drawer, integral Siemens dish washer, fridge/freezer and wine cooler, Franke boiling hot water tap and a central island with NEFF induction hob. There are Quartz work tops and wood flooring as well as a fabulous vaulted ceiling with velux windows. The kitchen leads through to the spacious utility room, with an additional integrated fridge/freezer, which gives access to the 23'10 garage and family room. The family room is located at the back of the property and has a stylish vaulted ceiling and stunning exposed brick wall, tiled flooring, RAIS wood burning stove and double glazed bi-fold doors to the garden.

To the first floor there are four double bedrooms and a modern three piece bathroom suite, the 21'4 main bedroom has a spacious four piece bathroom suite with tiled flooring.

Outside to the front there is a gravel driveway for several vehicles leading to the garage with electric up and over door and side access.

Outside, the rear garden is not over looked. There is a good sized paved terrace adjoining the property with brick built wood-fired pizza oven, outdoor sockets and log store. There are steps up to a path that leads to the rear terrace with fish pond and home office with power and light. The rear garden is then mainly laid to lawn with a selection of shrubs. The garden is enclosed by panel fencing and hedging.

- Four bedrooms
- Entrance hall
- WC
- Three reception rooms
- Refitted kitchen / breakfast room
- Utility room
- Detached home office
- Refitted bathroom
- Refitted ensuite four piece bathroom
- Aluminium double glazing and gas central heating



# Floor Plan

## Farnborough Road, Farnham, GU9

Approximate Area = 2103 sq ft / 195.4 sq m (includes garage)

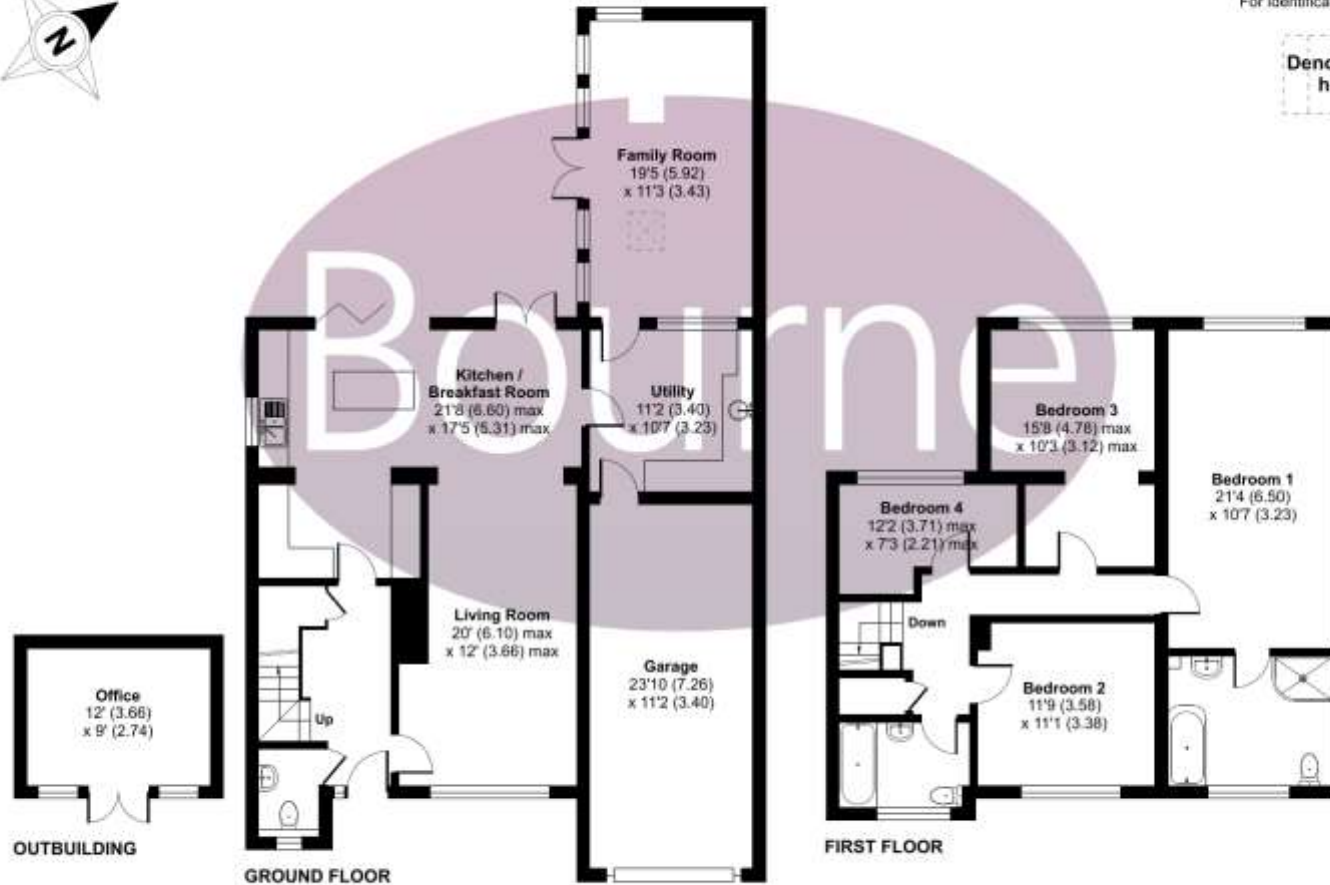
Outbuilding = 108 sq ft / 10 sq m

Total = 2211 sq ft / 205.4 sq m

For identification only - Not to scale



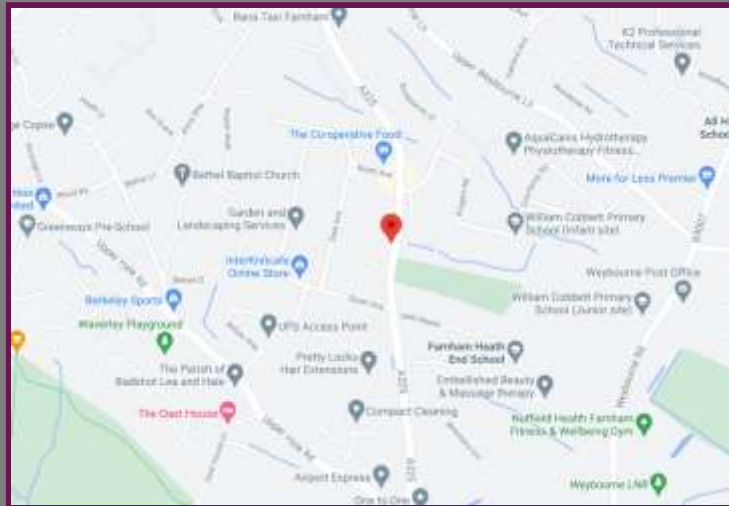
Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPM52 Residential). © ritchcom 2022. Produced for Bourne Estate Agents. REF: 804458

# Location

The property is in a convenient position to the northern side of Farnham. The house is ideally located, being within walking distance of local schools, shops, Farnham Park and David Lloyd leisure centre. The elegant Georgian town centre of Farnham and it's mainline station are within 1.8 miles. Trains to London Waterloo within an hour.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	73   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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