



Price Guide £725,000

*** LAUNCH DATE SATURDAY 21st JANUARY ***

A most appealing and beautifully presented Edwardian semi-detached family home with double garage, found most convenient to the Georgian town centre and mainline station

- 4 bedrooms
- 2 bathrooms (1 en-suite)
- Sitting room
- Dining room
- Kitchen/breakfast room with bi-folding doors to garden
- Utility room
- Basement room
- Cloak/shower room
- Entrance hall
- Double glazed windows & wooden shutters
- Detached double width garage
- Approx 100ft secluded garden

Heathcote, 28 Ridgway Road, Farnham, Surrey, GU9 8NW

LOCATION

- * Farnham town centre ¾ mile (Waterloo from 53 minutes)
- * Guildford (A3) 9 miles, London 40 miles
- (All distances and times are approximate)

SITUATION

* Ridgway Road is a prime location to the south of Farnham and is within walking distance of the mainline station, town centre, South Farnham School and Weydon Secondary School, both rated by Ofsted as outstanding.

* Local facilities are close by at The Ridgway and The Bourne, and include a store, bakery, butcher, public house, veterinary clinic, chemist, tennis courts and recreation ground.

* The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafés and an excellent choice of restaurants including Brasserie Blanc, Loch Fyne, Cote Brasserie, Pizza Express and Zizzi. There is a Sainsburys, Waitrose, DC Leisure Centre, David Lloyd Leisure Centre and Farnham's historical deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking and cycling.

* Communications are first class with the A31/A3 and mainline station providing links to London and the South Coast. The A331 Blackwater Valley road links Farnham with the M3, M25 and Heathrow.

DESCRIPTION

* A most attractive and beautifully presented four bedroom, 2 bathroom (1en-suite) semi-detached Edwardian family home affording spacious and versatile living accommodation arranged over several floors, retaining many period features and offering considerable charm and character.

KEY FEATURES INCLUDE:

* Entrance porch - part stained glass front door to:

* Entrance hall - radiator, ornate arch, picture rail, oak flooring, staircase to first floor.

* Sitting room - front aspect, attractive bay window with wooden shutters, fireplace housing log burner with slate hearth, picture rail, corniced ceiling, TV aerial point.

* Dining room - side aspect, TV aerial point, parquet flooring, fireplace housing log burner with slate hearth, picture rail, corniced ceiling, radiator.

* Lobby area - cloaks/store cupboard.

* Cloak/shower room - luxury suite comprising fully tiled shower cubicle with glass screen, w.c. with concealed cistern, vanity wash hand basin, extractor fan, fully tiled walls and floor, heated towel rail.

* Superb Kitchen/breakfast room - beautifully fitted (Edwardian buttermilk) Omega Sheraton kitchen comprising wealth of eye and base level units with Smeg integrated appliances, ceramic Franke sink with mixer tap and instant boiling hot water tap (try flo filtered water and spray tap) integrated dishwasher and fridge freezer, Rangemaster cooker with five ring gas hob, Rangemaster extractor hood, attractive dresser unit, underfloor heating, ceramic tiled floor, velux windows, down lighters, bi-folding doors to rear garden.

* Utility room - single bowl, single drainer stainless steel sink unit, mixer tap and cupboards under, work surfaces, appliance space under, plumbing for washing machine, space for fridge freezer, wall mounted Potterton gas fired boiler (system boiler) giving mains pressure, eye level cupboards, velux window. Stable door to outside.

LOWER FLOOR

* Basement room - under stairs storage cupboard housing mega flow system, double radiator, cupboards housing gas and electric meters, state of the art modern cavity drain membrane sump and pump system recently installed.

FIRST FLOOR

* Bedroom 1 - front aspect, wooden shutters, beautifully fitted wall length range of built in wardrobes, ornate cast iron fireplace, two radiators, picture rail, corniced ceiling, TV aerial point.

* Bedroom 2 - rear aspect, radiator, picture rail, wonderful views.

* Bedroom 3 - rear aspect, picture rail, radiator, corniced ceiling, wonderful outlook.

* Bathroom - modern suite comprising panel enclosed bath, overhead shower, w.c. with concealed cistern, vanity wash hand basin, cupboards under, heated towel rail, fully tiled walls and floor, down lighters.

SECOND FLOOR

* Eaves store cupboard, window to rear.

* Bedroom 4 - double aspect, superb views to rear over Farnham, two radiators, velux window, down lighters, eaves store cupboard.

* En-suite bathroom - panel enclosed bath, mixer tap shower, close coupled w.c., vanity wash hand basin, part tiled walls, velux window, heated towel rail.

OUTSIDE

* To the front - pathway to front door, attractive central border, screened by hedging, gated access to rear.

* To the rear - attractive paved patio/sun terrace to area of lawn, flower and shrub borders, pathway to rear, enclosed by panel fencing and mature hedging, timber garden shed with power and light. Gated rear access to:

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* Detached double garage - at rear with electric roller door, power and light, boarded loft space via ladder.

GENERAL

* **Services** - All mains services.

* **Local Authority** - Waverley B. C., The Burys, Godalming GU7 1HR 01483 523333.

* **Council Tax** - Band F with an annual charge for the year ending 31.03.17 of £2,477.52

* **Tenure** - Freehold.

* **EPC Report** - D (58)

DIRECTIONS

* Leave Farnham via the A287, Firgrove Hill, and continue to the top. At the traffic lights, turn right into Ridgway Road and the property will be found a short distance along on the right hand side.

VIEWING

Viewing by prior appointment with Andrew Lodge Estate Agents, Farnham - Tel: 01252 717705 Opening hours 9a.m. - 6p.m. Monday to Friday, 9a.m. - 5p.m. Saturdays.

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. They are intended to give a fair description of the property but their accuracy is not guaranteed nor do they form part of any contract. All information should be verified by yourself and your professional advisors. We have not carried out a survey nor have we tested the services, appliances and specific fixtures and fittings. It must not be assumed that the property has all or any necessary planning permissions, building regulations or any other consents. Room sizes are approximate and they have been taken between internal wall surfaces and therefore include cupboards, shelves etc. Accordingly they should not be relied upon for carpets, curtains and furnishings.

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Approximate Gross Internal Area = 152.5 sq m / 1641 sq ft
Garage = 25.6 sq m / 275 sq ft
Total = 178.1 sq m / 1916 sq ft

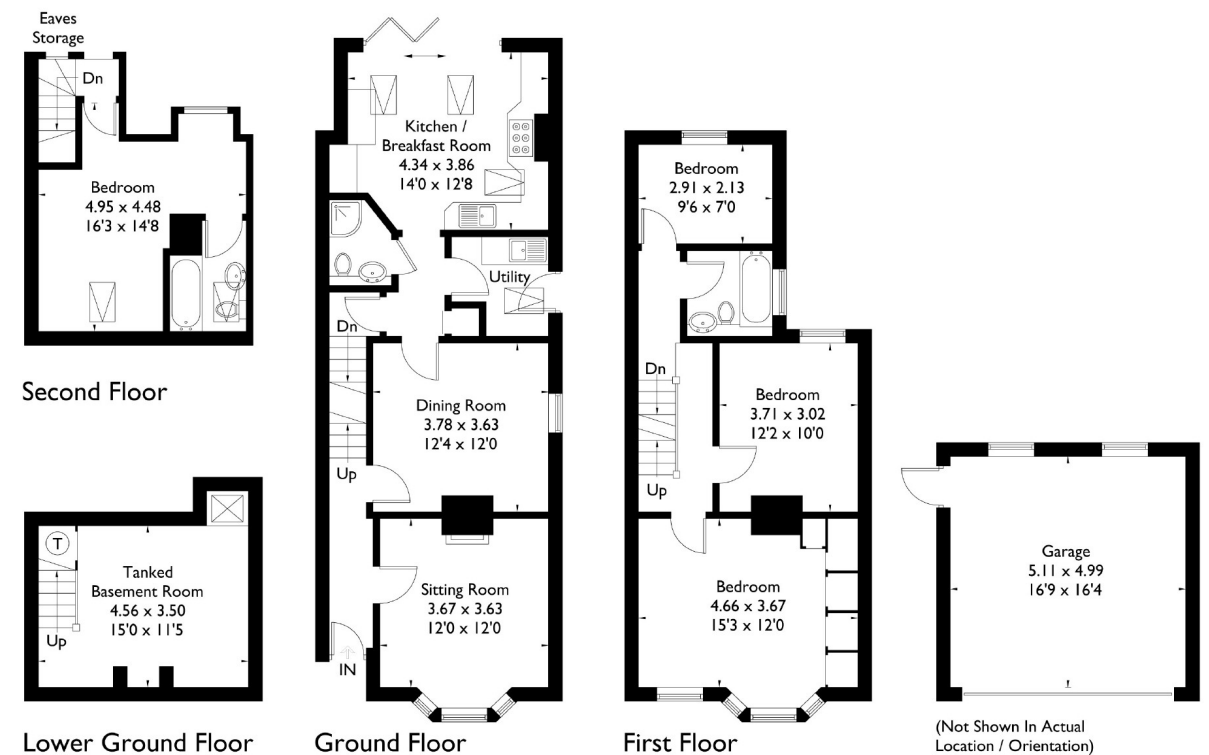


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