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HOLLY HOUSE, BUCKS HORN OAK  
FARNHAM, SURREY GU10 4LT



# HOLLY HOUSE, BUCKS HORN OAK FARNHAM, SURREY GU10 4LT

Guide Price £595,000

**Built in 2008, a beautifully appointed 4 bedroom detached home on the Western fringes of Farnham in Bucks Horn Oak. The versatile light and airy accommodation includes a breathtaking drawing room with solid oak flooring and sliding doors onto the terrace and garden.**

**Recently landscaped, the rear garden is a complete delight and a true feature of this property, with an Indian sandstone terrace perfect for outdoor entertaining.**

**Within eye shot of the property is Alice Holt Forest with its expansive walks and beautiful countryside. Communications are close at hand with Bentley station less than 2 miles away with a direct line to London Waterloo.**

Canopied entrance porch leading to part glazed front door:

## Entrance Hall

Solid oak floor, fitted coir matting, single radiator, under stair storage for shoes and coats, stairs to first floor, panel glazed double doors to;

## Sitting/Drawing Room

With solid oak flooring throughout and double glazed sliding door leading on to rear terrace. Television point, wall light fittings, two radiators, wall mounted thermostatic control for heating, ample space for dining room table and chairs, solid oak doors leading to;

## Home Office

Comprising a full range of built in shelves and cupboards and a composite top, television point, telephone point, radiator, UPVc double glazed window overlooking the rear garden.

## Kitchen/Dining Room

Finished to a extremely high specification and comprising one and a half bowl sink with swan neck mixer tap inset to a Silestone quartz work top. Integrated 5 ring gas hob with oven below and stylish glass and steel extractor above, full matching range of base and eye level cupboards, integrated dishwasher, space and plumbing for American style fridge freezer, breakfast bar along with ample space for breakfast table and chairs. UPVc double glazed windows to the front and rear. Fully tiled floors, two radiators, telephone point, television point and spot lights.

## Utility Room

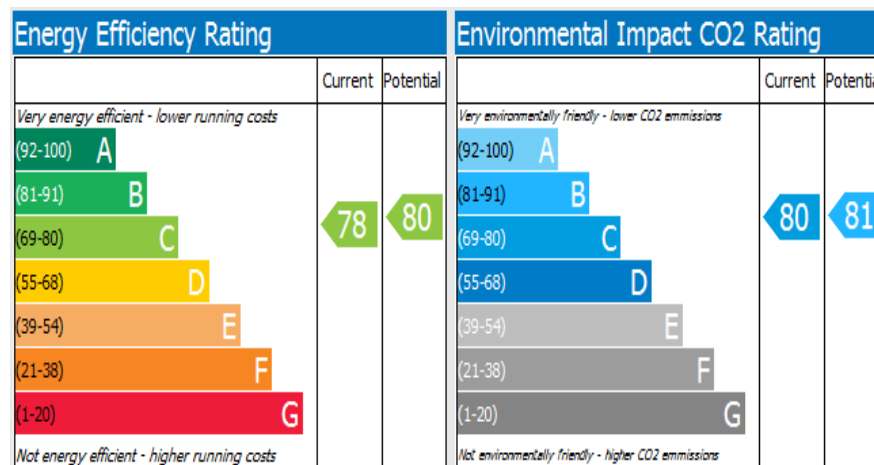
Comprising a single bowl stainless steel sink unit inset to roll top work surface with cupboards below, space and plumbing for washing machine and tumble dryer, wall mounted Potterton boiler, single radiator, fully tiled floor, UPVc double glazed window to the front and door to the side.

## Outside

Approached via a drop kerb leading to a gravelled driveway/courtyard providing numerous off street parking opportunities, trimmed by flower borders and bounded by close board fence and mature shrubbery, ornate pitched roof bin store with decorative trellising, outside tap, external lighting and garden gate leading to side pathway with additional outside tap, gas and electric meters, gravelled pathway, raised brick bounded herbaceous border, external power point, leading through:

## Rear Garden

A showpiece with newly and beautifully laid Indian sandstone terracing with full size Jacuzzi, external lighting and power points, paved pathway leading to garage rear door, lovely expanse of newly laid well-tended lawn, completely trimmed by brick cobbling, for ease of maintenance, large well-stocked flower border, large double door garden shed and gorgeous hexagonal summer house with glazing, French windows and a pitched shingle roof. Further areas of garden with pea shingles and a wealth of Indian sandstone paving.



## Cloakroom

Low level W.C, wash hand basin, extractor fan, heated ladder towel rail, obscure UPVc double glazed window to the side.

## On the first floor

With stairs leading from entrance hall, the first floor landing has a single radiator, access to boarded loft space, with integral ladder and light, offering extensive storage facilities and the possibility for loft conversion STPP, built in cupboard ideal for day to day utilities such as vacuum cleaner and ironing board, solid oak doors leading to:

## Master Bedroom

Enjoying a rear aspect via UPVc double glazed windows, two large 3 door built in wardrobes and bed side table cabinets, television point, double radiator, solid oak door leading to:

## En-suite Shower Room

With fully enclosed and tiled shower cubicle with Aqualisa power shower, low level W.C, wash hand basin with vanity cupboard below and shelf above, obscure UPVc double glazed window, tiled floor with under floor heating.

## Bedroom 2

Rear aspect via UPVc double glazed windows, large 4 door built in wardrobe, television point, double radiator.

## Bedroom 3

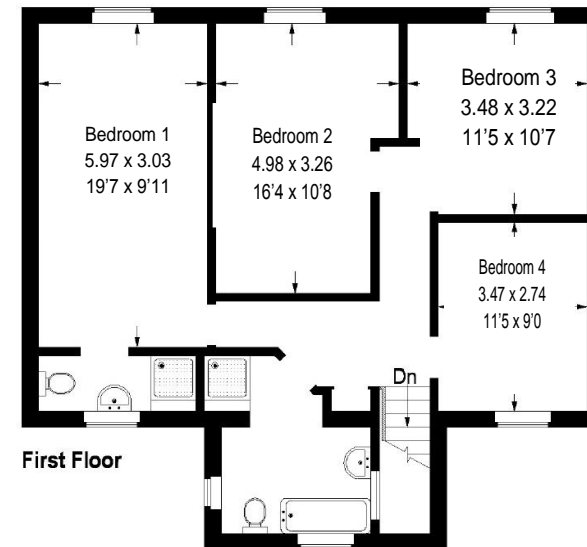
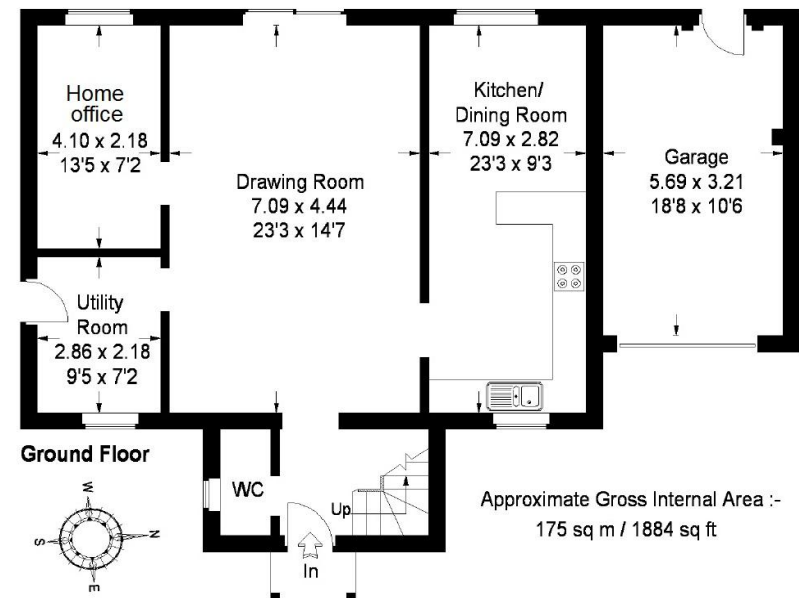
Rear aspect via UPVc double glazed windows, large 4 door built in wardrobe, television point, double radiator.

## Bedroom 4

With front aspect via UPVc double glazed windows, built in wardrobe, television point, double radiator.

## Family Bathroom

Comprising a four piece suite with panel enclosed bath with handheld shower attachment, pedestal wash hand basin, low level W.C, fully tiled and enclosed shower cubicle, heated ladder towel rail, electric shaving point, twin aspect via obscure UPVc double glazed windows, and tiled floors.



Viewing is by prior arrangement.  
28b Downing Street, Farnham, Surrey GU9 7PD  
Sales: 01252 715031 Lettings: 01252 719513  
Facsimile: 01252 726194 Email: farnham@wprhomes.co.uk  
www.wprhomes.co.uk

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