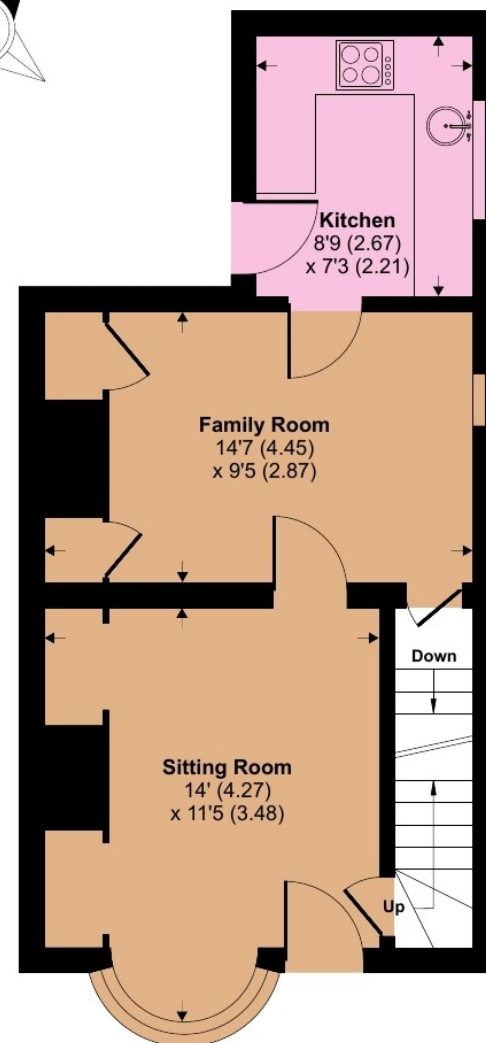


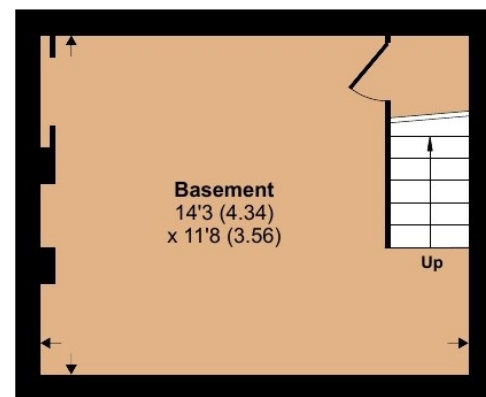
# West Street, Farnham, GU9

Approximate Area = 937 sq ft / 87 sq m

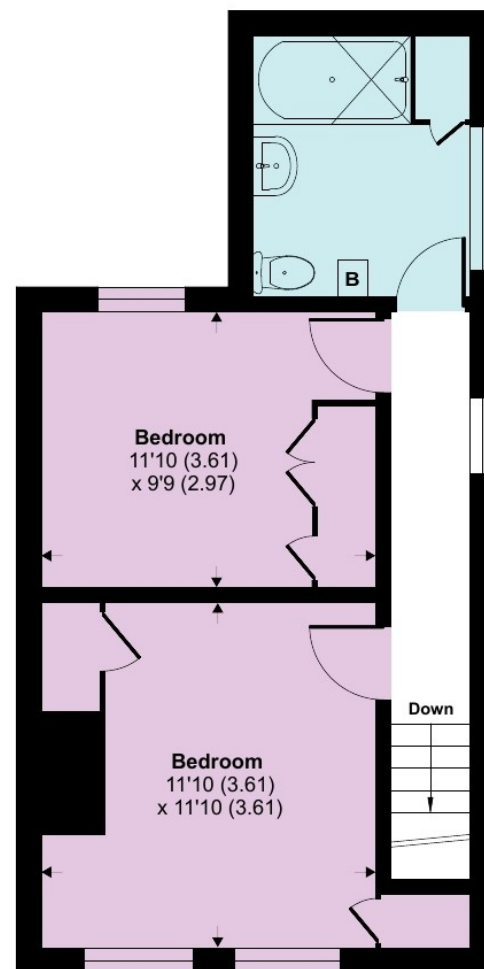
For identification only - Not to scale



GROUND FLOOR



BASEMENT



FIRST FLOOR



## WEST STREET, FARNHAM, SURREY, GU9

Guide Price £495,000

A Farnham town centre character cottage, situated on West Street, within a short level walk of Waitrose and town amenities.

Tel 01252 733042  
Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
99 West Street, Farnham, GU9 7EN

**Winkworth**

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99 West Street, Farnham, GU9 7EN

**Winkworth**





ACCOMMODATION

- Highly desirable town centre location
- Character cottage
- Two bedrooms
- Courtyard garden
- Close proximity to Waitrose
- Basement
- No chain

DESCRIPTION

This character property provides excellent accommodation whilst retaining much of the original character and charm of the original building.



lying on the Surrey/Hampshire border, widely recognised for its attractive architecture.

The town offers extensive cultural, shopping and educational facilities and has a number of excellent restaurants, public houses and a wine bar. It also boasts a library and the Maltings Art Centre offers a wide range of activities including film screenings. Within the town is a train station providing direct access to London Waterloo in approximately the hour. The town also lies on the A31 connecting Guildford and the A3 to the east and Winchester to the west. The A331, (Blackwater Valley link road) provides dual-carriageway access to the M3 in the north.

LOCAL AUTHORITY

Waverley Borough Council, Godalming

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.

The accommodation comprises separate sitting room with wooden flooring, bay window and open fireplace, a dining room with original fireplace and stone flooring, fully fitted kitchen with door to rear courtyard, basement.

On the first floor there are two double bedrooms, both with fitted wardrobes, and family bathroom.

Outside there is a smart walled courtyard with a storage outbuilding and a gate for side access.

LOCATION

The property is situated in the heart of Farnham town centre, located on West Street in an extremely sought-after and convenient location, being under 20 minutes' walk from the mainline station. Farnham is an historic former market town



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	