

Cascade Way, Farnham, GU9

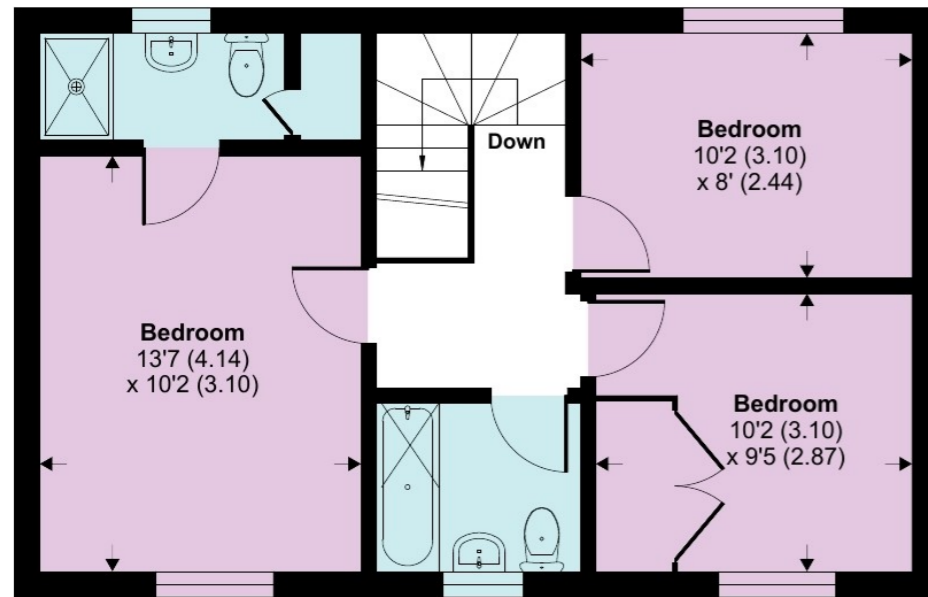
Approximate Area = 1002 sq ft / 93.1 sq m

Outbuildings = 132 sq ft / 12.2 sq m

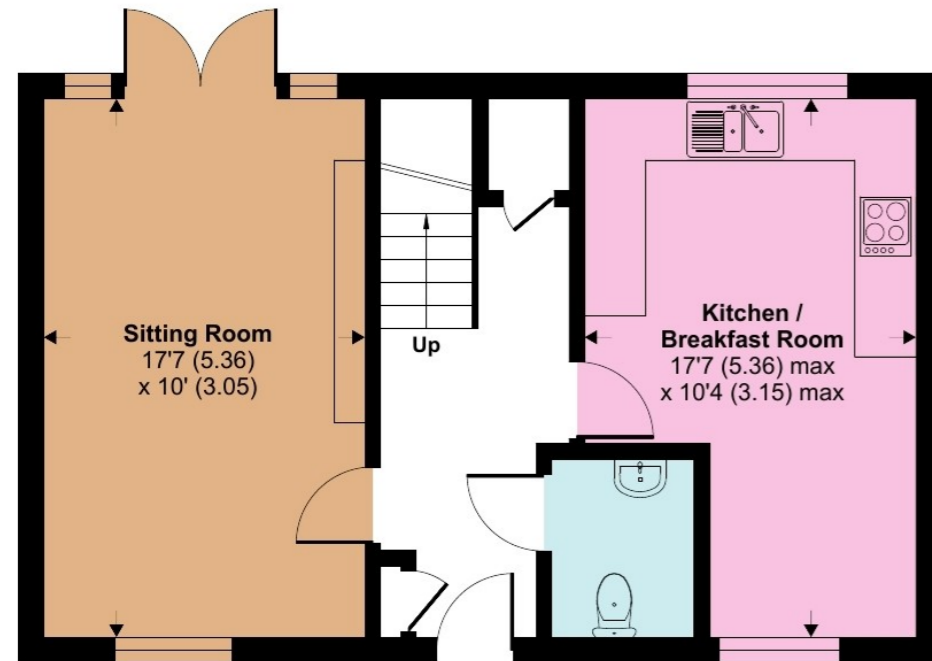
Garage = 129 sq ft / 12 sq m

Total = 1263 sq ft / 117.3 sq m

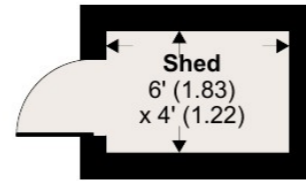
For identification only - Not to scale



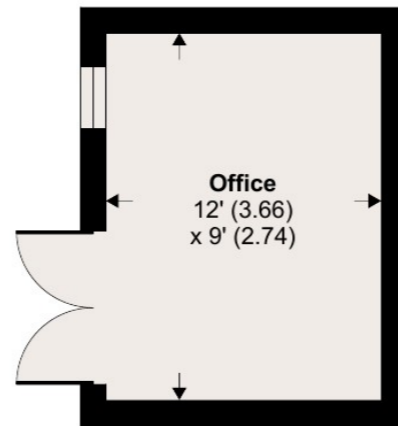
FIRST FLOOR



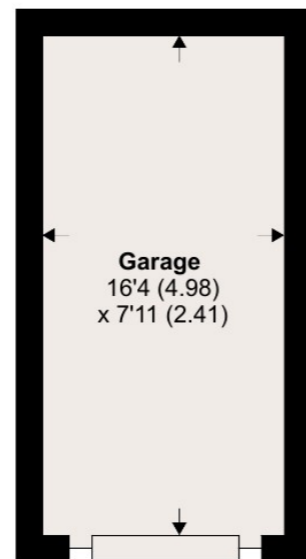
GROUND FLOOR



OUTBUILDING 2



OUTBUILDING 1



CASCADE WAY, FARNHAM, SURREY, GU9

Guide Price £785,000

This executive family home, presented in immaculate condition, offers immediate proximity to Farnham town centre.

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ACCOMMODATION

- Exclusive detached home
- Open plan kitchen/breakfast room
- Principal bedroom with en suite
- Two further double bedrooms
- Walking distance to Farnham town
- Immediate proximity to countryside walks
- South facing garden
- High specification garden home office
- Garage
- Private cul-de-sac



DESCRIPTION

A stylish executive three bedroom detached family home, located in the heart of the town centre. Having been completed in 2019, this home still has 5 years left on the NHBC warranty.

The property offers the next homeowner turnkey living and is positioned in a quiet cul de sac that is within immediate proximity of Farnham town.

Ground floor accommodation comprises wide and inviting entrance hallway, fully fitted double aspect open plan kitchen/breakfast room with integrated appliances, large sitting room with French doors to rear garden, under stairs storage and downstairs cloakroom.

Upstairs there is a principal bedroom with en suite shower room, two further double bedrooms, one with built in wardrobes, family bathroom and large landing area.



Outside the rear garden has the benefit of facing in a southerly direction and is most private and mainly laid to lawn, with a mixture



of bedding plants, flowers and small trees providing good screening. There is a newly laid patio area and pathway leading to a high specification detached timber garden cabin/home office, which has power, light, hard wired Wi-Fi and an air conditioning and heating unit. To the front, there is a tarmac driveway with space for two vehicles and single garage (currently utilised as a home gym) with up and over door, small front lawn area with hedging and a centre pathway.

LOCATION

The property is situated in the heart of Farnham town centre, tucked away from busy main roads in a quiet cul-de-sac, in an extremely sought-after and convenient location, being under 10 minutes' walk from Waitrose and only 1 mile from the mainline station.

Farnham is an historic former market town 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. The property is also within catchment to some outstanding primary and secondary schools.

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, Farnham

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.

