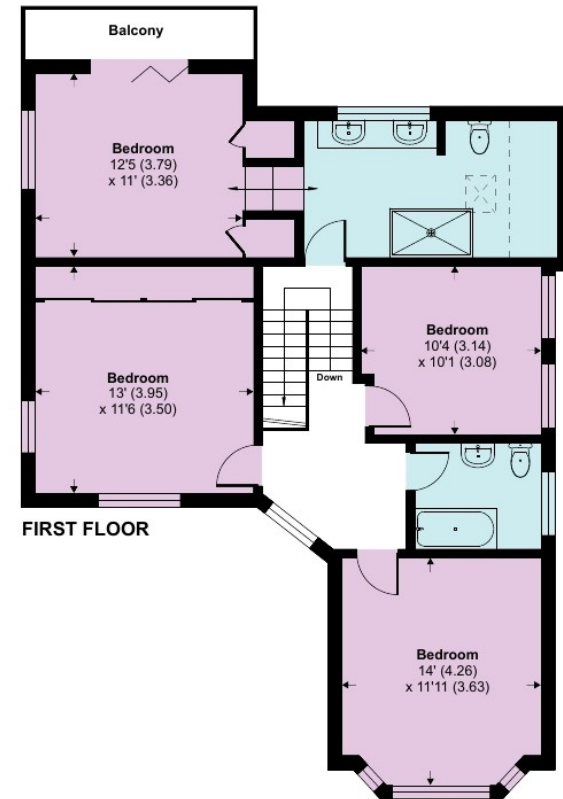
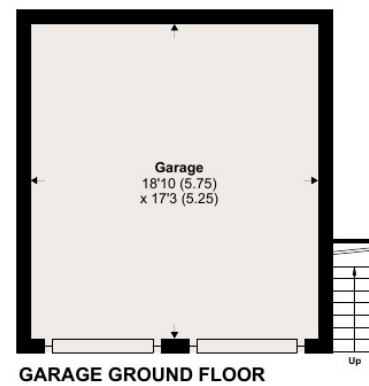
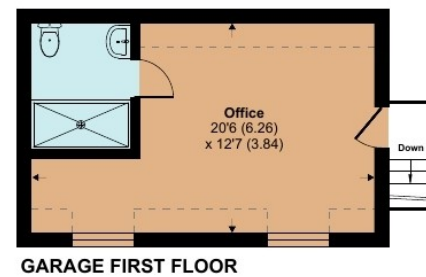
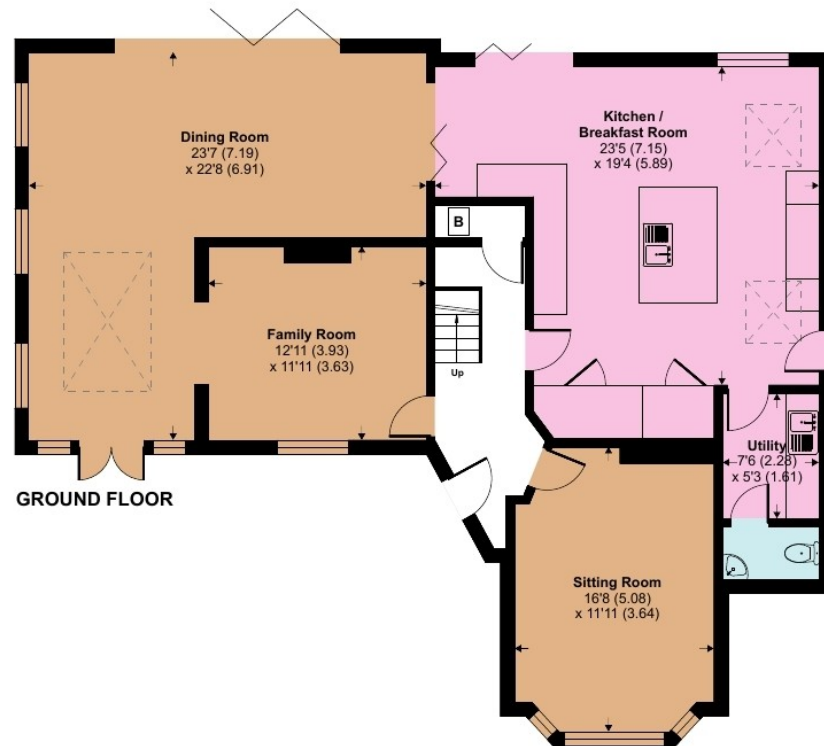


Highlands Road, Farnham, GU9

Approximate Area = 2254 sq ft / 209.4 sq m
 Limited Use Area(s) = 64 sq ft / 5.9 sq m
 Garage = 544 sq ft / 50.5 sq m
 Total = 2862 sq ft / 265.8 sq m
 For identification only - Not to scale



Denotes restricted head height



HIGHLANDS ROAD, FARNHAM, SURREY, GU9

Offers in excess of £1,350,000

A most attractive 1930s Arts & Crafts style family home occupying a wonderful plot and landscaped gardens, extending to approximately 0.37 acre.

Tel 01252 733042
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Winkworth



ACCOMMODATION

- Substantial 1930s family home
- Three reception rooms
- Double garage and home office
- Landscaped gardens
- Approx. 0.37 acres
- Sought after private road
- Walking distance to Farnham Park
- No onward chain

DESCRIPTION

A most appealing detached character family home, built in the 1930s in the Arts & Crafts style, occupying a wonderful position at the end of a private no through road.

Approached via a large gravelled driveway, this is a turnkey home that has been extended and redesigned by the current owners.

Upon entering, there is an inviting entrance hallway, incredible bespoke open plan kitchen/breakfast hub with large central island with sky lantern, underfloor heating and bi-folding doors to rear, adjoining triple aspect dining room with bi-folding doors, sky lantern and seating area, family room/snug with log burning stove. There is a smart sitting room with bay window and log burning stove, utility room and downstairs cloakroom.

To the first floor, there is an impressive principal bedroom suite with private balcony, built in wardrobes, dressing area and large en suite shower room. To follow there are a further three double bedrooms (one with built in wardrobes) and a family bathroom.



Outside

The property sits back from the road with a large gravelled driveway providing ample parking for several cars, with access to the double garage and the front is enclosed by mature hedging. There is the benefit of a detached double garage with guest suite/home office with en suite shower room. The gardens are a wonderful feature, landscaped and offering immense privacy and seclusion. The whole extending to approximately 0.37 of an acre.

LOCATION

The property is situated in a convenient location in a prestigious, no through private road, just a few minutes’ walk to acres of heath land at Caesars Camp and most convenient to local amenities including shops, well regarded schools, church, public house and bus routes. Farnham town centre is approximately 2 miles distant and offers comprehensive shopping facilities together with both cultural and leisure pursuits and mainline station which serves London Waterloo within the hour. 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. There is a Waitrose, Sainsbury’s, Leisure Centre, David Lloyd Club, local Rugby, Football and Tennis clubs, and Farnham’s historic deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking, cycling and dog walking.

LOCAL AUTHORITY

Waverley Borough Council, Farnham | Council Tax Band G

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	79 C