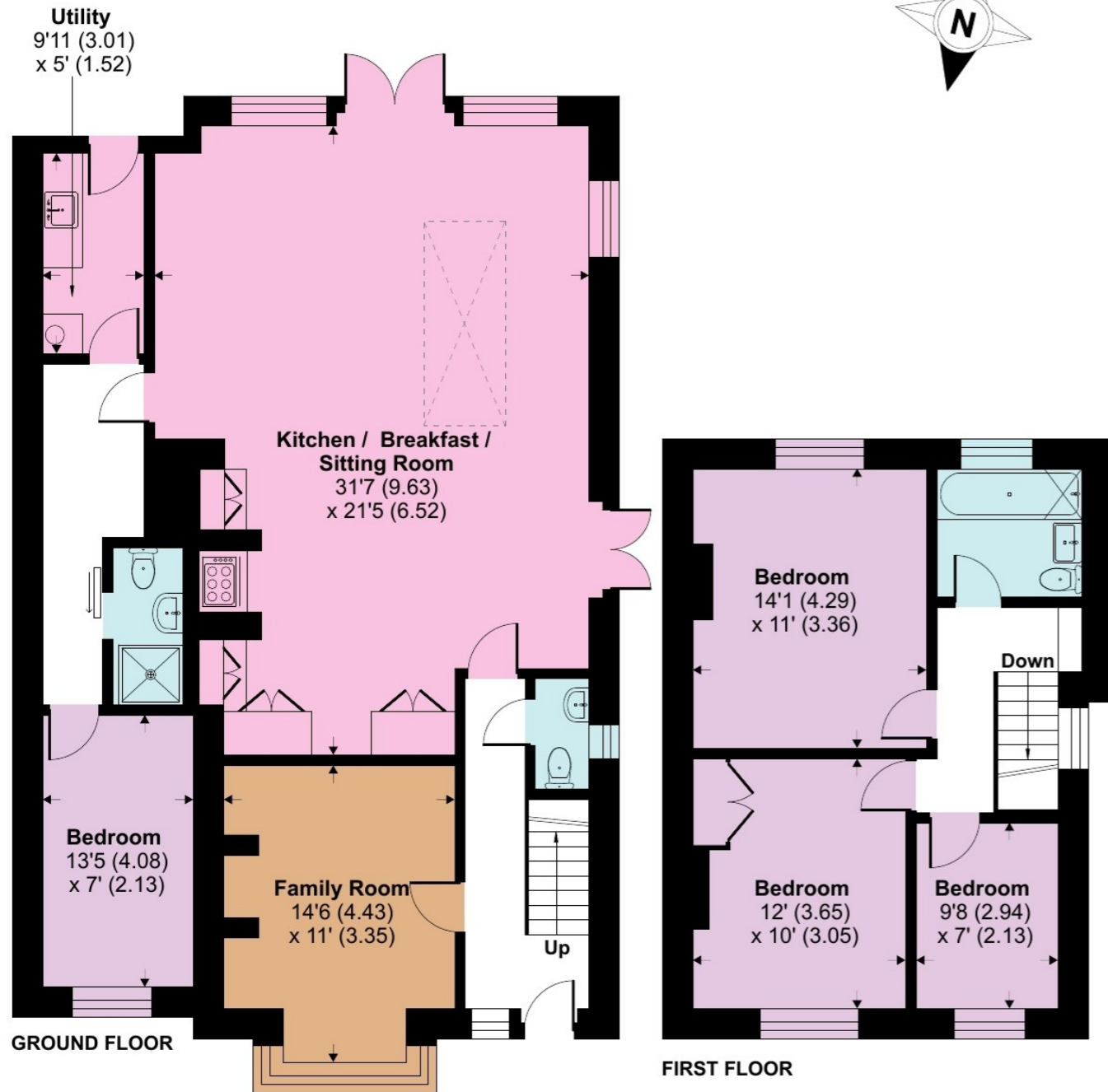


Larkfield Road, Farnham, GU9

Approximate Area = 1660 sq ft / 154.2 sq m

For identification only - Not to scale



LARKFIELD ROAD, FARNHAM, SURREY, GU9

Offers in excess of £1,000,000

A recently extended and modernised exclusive family home located in this popular prime Farnham area.

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ACCOMMODATION

- Refurbished and remodelled family home
- Finished to an exacting finish
- Impressive kitchen/breakfast/sitting room 'hub'
- Four good sized bedrooms
- Far reaching views
- Due south facing garden
- Prime location
- No onward chain

DESCRIPTION

Striking and beautifully presented detached property offering flexible family accommodation in this highly regarded area of Farnham.

This property has been finished to an exacting standard and comprises inviting entrance hallway, large family room with wood burning stove and bay window, exceptional open plan kitchen/breakfast/sitting room 'hub of the home' which features a large central island, superbly fitted bespoke cabinetry and French doors leading out onto the balcony. The ground floor further benefits from a downstairs cloakroom, utility room with door to rear, downstairs shower room and double bedroom.

The first floor continues to impress, with two double bedrooms, one with built in wardrobes, single bedroom and recently fitted trendy family bathroom.

Outside

Externally, the due south facing rear the garden is mainly laid to lawn, with a balcony area, decked terrace and there are far



reaching views overlooking the nearby countryside. To the front of the property, there is a driveway and front lawn area.

LOCATION

The property is located in a no-through, unmade lane, 0.8 miles from Farnham town centre which offers extensive cultural, shopping and educational facilities and has a number of excellent restaurants, public houses, a wine bar, the new Brightwell's Yard development including a Reels Cinema. The area is surrounded by many miles of countryside for walking, riding and cycling.

It also boasts a library and the Maltings Art Centre offers a wide range of activities including film screenings. There are local good schools including Potters Gate Primary School and the outstanding Weydon Academy. 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 I Council Tax Band E

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.

