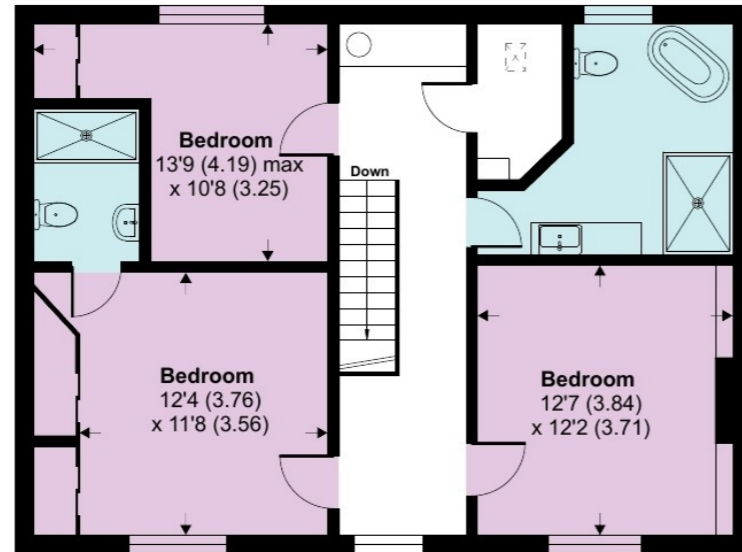
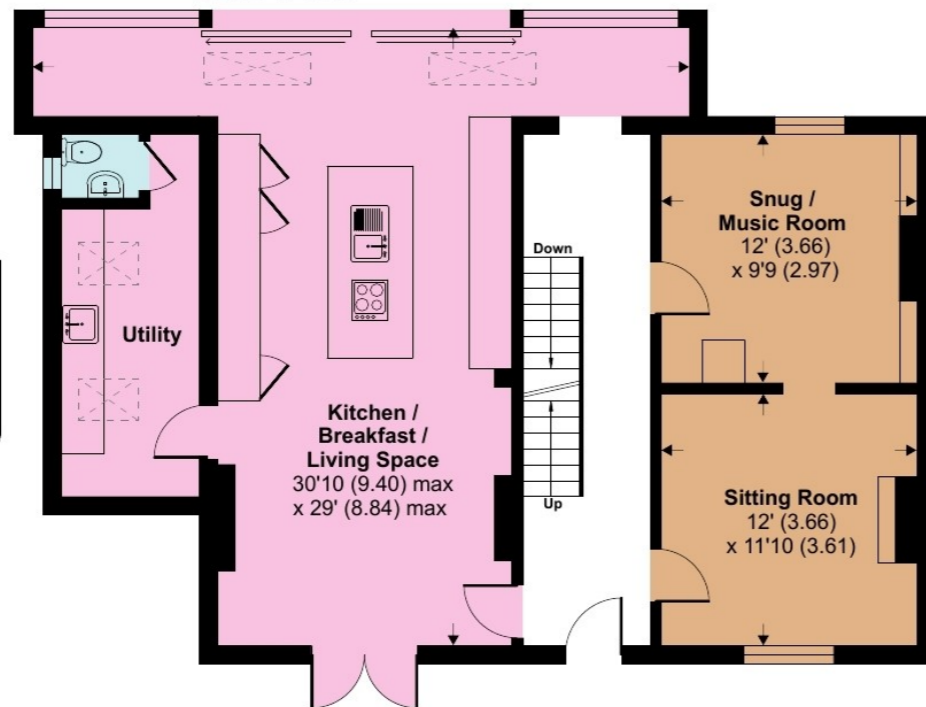


Fernhill Lane, Farnham, GU9

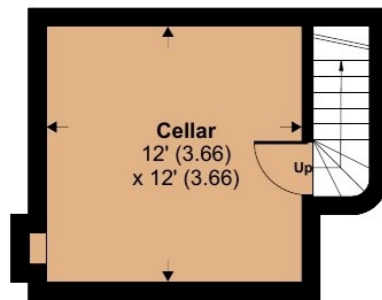
Approximate Area = 2024 sq ft / 188 sq m
 Outbuilding = 174 sq ft / 16.1 sq m
 Total = 2198 sq ft / 204.1 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



CELLAR



FERNHILL LANE, FARNHAM, SURREY, GU9

Guide Price £875,000

This superb detached cottage is impeccably presented and benefits from a detached home office/cabin in the garden.

Tel 01252 733042
 Email Farnham@winkworth.co.uk
 99 West Street, Farnham, GU9 7EN

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Winkworth



ACCOMMODATION

- Detached Victorian home
- Bespoke open plan kitchen/breakfast/living 'hub'
- Living room with wood burning stove
- Utility room, cellar and study area
- Principal bedroom with en suite shower room
- Detached home office/cabin
- Secluded gardens
- Driveway

DESCRIPTION

This turnkey home has been refurbished and redesigned by the current owners.

This spectacular family home offers trendy living that is located within a private residential road in Farnham which has the convenience of being only a 25-minute walk through Farnham Park into Castle Street.

Upon entering, there is an inviting entrance hallway, incredible bespoke open plan kitchen/breakfast/living hub with huge central island with sky lantern and sliding doors to rear, adjoining utility room with vaulted ceiling, downstairs cloakroom and study/gym area. There is a smart sitting room with wooden flooring and wood burning stove and separate snug/music room. Additionally the property boasts an unconverted cellar room.

To the first floor, there is an impressive principal bedroom suite with built in wardrobes and en suite shower room, two further double bedrooms, dressing room, airing cupboard and large family bathroom with separate walk in shower.



Outside

The property sits back from the road with a gravelled driveway providing parking for three vehicles, with direct access to the front and rear gardens. The front garden has an area of flat lawn, raised patio area, bedding plants and garden shed; the rear garden is well screened with mature hedging, has a flat lawn area, large patio, courtyard area and large detached home office/cabin with power, WIFI and lighting.

LOCATION

The property is situated in a very quiet convenient private residential road to the north of the town centre within close proximity to local schools, convenience stores and the delightful Farnham Park which measures 320 acres of medieval deer park, walkways for pedestrians and cyclists, a nine hole golf course and panoramic views over Farnham.

Farnham is an historic, former market town on the Surrey/ Hampshire border, recognised for its Castle, wide principal street and Georgian architecture. The town provides a range of shopping, educational and cultural facilities which includes the Maltings Art Centre, Brightwell's Yard and a sports centre. There is a railway station providing direct train services to London Waterloo within the hour, whilst the A31 Farnham by-pass provides access to Guildford and the A3 to the east and Alton and Winchester to the west. The A331 dual carriageway to the north enables easy access to the M3. There are large areas of countryside and National Trust land beyond the town providing excellent opportunities for walking, riding and a variety of country pursuits.

LOCAL AUTHORITY

Waverley Borough Council, Farnham | 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.

