

Broomleaf Road, Farnham, GU9

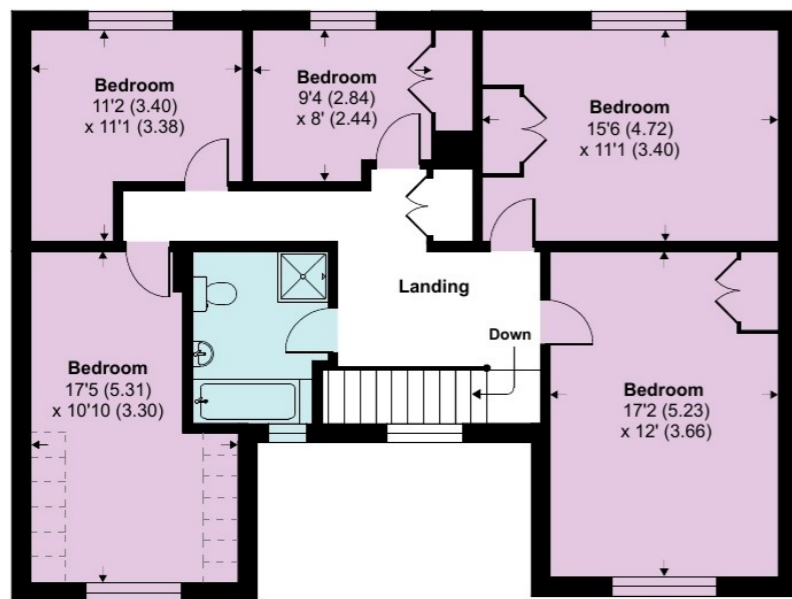
Approximate Area = 2048 sq ft / 190.2 sq m

Limited Use Area(s) = 44 sq ft / 4 sq m

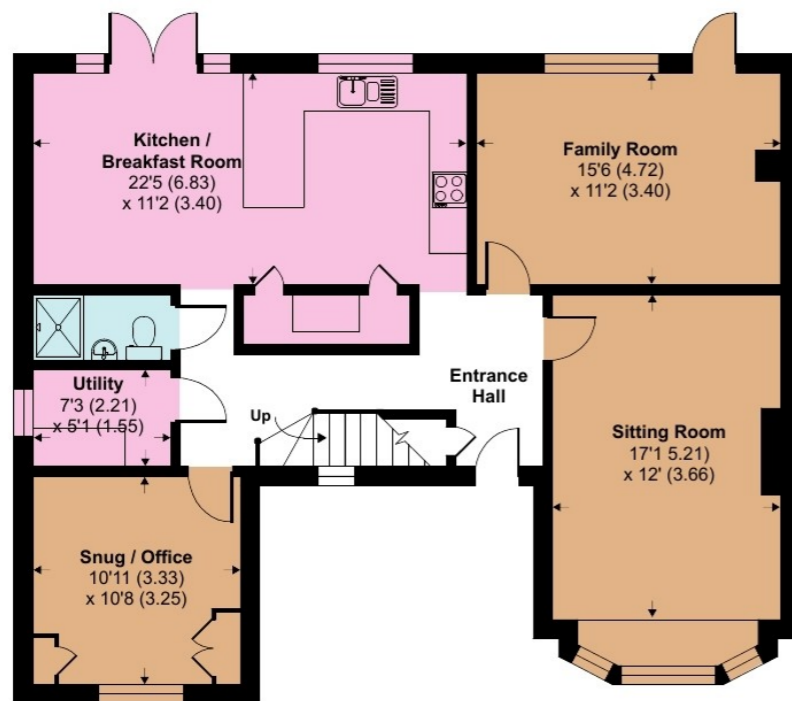
Total = 2092 sq ft / 194.3 sq m

For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



BROOMLEAF ROAD, FARNHAM, SURREY, GU9

Guide Price £1,395,000

Prime family home within walking distance to South Farnham School and Farnham mainline train station.

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ACCOMMODATION

- South Farnham prime road
- Five bedrooms
- Open plan kitchen/breakfast room
- Three reception rooms
- Utility room
- Well presented throughout
- Office room (for working from home)
- Large rear garden

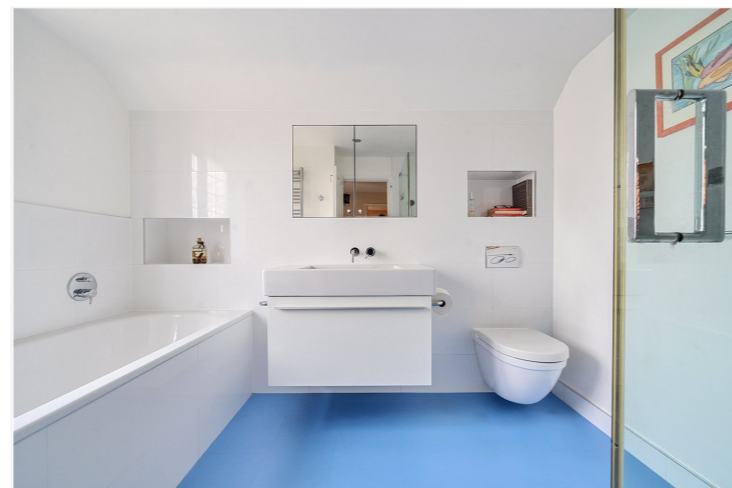
DESCRIPTION

A rarely available, well presented and spacious five bedroom detached family house located in one of the most sought-after roads in South Farnham, set within mature gardens and within walking distance to Farnham mainline train station.

This family home comprises an inviting entrance hallway, open plan kitchen/breakfast room with breakfast bar, pantry and French doors to rear, sitting room with bay window, wooden flooring and open fireplace, family room with gas log stove and door to outside patio, home office room, utility room and downstairs shower room.

Upstairs there is a principal bedroom with built in wardrobe, a further four double bedrooms, large landing area and family bathroom with separate shower and underfloor heating.

Outside
The property sits back from the road, screened by mature hedging. To the front there is a large gravelled driveway which provides ample parking for several cars. To the rear of the property there are two large patio areas, pergola, a large flat lawn and the garden is mature, with well-stocked bedding plants and small trees.



LOCATION

Broomleaf Road is one of South Farnham's prime residential roads and the property is within 0.6 miles of Farnham mainline rain station with direct access to London Waterloo. There are close by amenities such as Gostrey Meadow Park and a great selection of further shops and restaurants. The area is renowned for its outstanding schools and is close to the much sought after South Farnham School, St Polycarp's, St Andrews CoE School, Weydon Academy, Godalming and Farnborough Sixth Form Colleges.

This property should allow buyers with children to benefit from a first-class state education from ages 4 -18. In 2022 South Farnham School (4-11 years old) achieved 1st place in 'Top State Primary Schools in Surrey' according to The Sunday Times - Parent Power Schools Guide. Weydon Academy (11-16 years old) also achieved 'best in the county in Sunday Times Parent Power' in 2023.

There is also an excellent choice of private schools including Frensham Heights, Edgeborough Prep School and More House independent school.

The town lies on the A31 connecting Guildford and the A3 to the east and Winchester to the west. The A331, (Blackwater Valley link road) provides access to the M3.

The Georgian town of Farnham offers an excellent choice of pubs, bars and restaurants along with an extensive range of high street shops, independent boutiques, Reel Cinema and recreational facilities, including gyms, a leisure centre, David Lloyd centre and golf courses.

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.

