

Tilford Road, Farnham, GU9

Approximate Area = 2040 sq ft / 189.5 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 2174 sq ft / 201.9 sq m

For identification only - Not to scale



Tilford Road, Farnham, Surrey, GU9

Guide Price £950,000

A beautifully appointed family house in this prime South Farnham location close to the outstanding Primary school, train station and Georgian market town.

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ACCOMMODATION

- Four reception rooms
- Five/six bedrooms
- Three bathrooms
- South westerly facing walled garden
- Within close proximity to Farnham station and town
- In close proximity to South Farnham and Weydon schools
- Driveway for three vehicles
- Garage
- No onward chain

DESCRIPTION

A beautifully appointed Edwardian home with substantial and versatile accommodation providing over 2,000 sq. ft. arranged over four floors, in a prime south Farnham location, very close to Farnham station.

The ground floor boasts an inviting and spacious double drawing room with herringbone parquet wooden flooring, log burning stove and bay window. This leads to the bright and modern newly fitted kitchen/breakfast/dining room with a range style double oven, integrated appliances, roof lantern and French doors to garden. There is an adjoining utility room, downstairs cloakroom and a door providing access to integral garage.

The lower ground floor basement provides two reception rooms and a wet room style shower room. This floor space has huge versatility and could be used as a spacious home office, a playroom, games room, nanny or granny accommodation or simply two further bedrooms for guests or older children.



On the first floor is the principal bedroom with original wooden flooring, bay window and a large stylish modern en-suite bathroom with separate shower. There is a further double bedroom to the rear of this floor and airing cupboard. The second floor consists of two further double bedrooms, eaves storage and another large stylish bathroom.

Outside

To the front of the house there is a private driveway with parking for two/three vehicles plus a single garage. To the rear, there is a south westerly facing walled garden that has been landscaped to provide a large patio area with astro turfed lawn. Mature bushes and trees provide good privacy.

LOCATION

The property is situated in this popular and convenient residential road in South Farnham, close to the railway station, South Farnham School and other amenities on the south side of Farnham town centre. Farnham is a historic Georgian, former market town on the Hampshire and Surrey border, renowned for its period architecture and wide principal streets. The town provides a comprehensive range of cultural, educational and shopping amenities. There is a train station providing trains to London Waterloo in approximately one hour, whilst the A31 ensures easy access to Guildford and the A3 in the east and Winchester down to the west. The A331, (Blackwater Valley Link Road) provides dual carriageway access to the M3 in the north. There are large areas of countryside and National Trust land in the surrounding areas ideal for a wide variety of outdoor pursuits.

LOCAL AUTHORITY Waverley Borough Council, Godalming

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

