

Broomleaf Road, Farnham, GU9

Approximate Area = 4668 sq ft / 434 sq m (exclude void)

Limited Use Area(s) = 142 sq ft / 13 sq m

Garden Store & Workshop = 260 sq ft / 24 sq m

Total = 5070 sq ft / 471 sq m

For identification only - Not to scale



Denotes restricted head height



BROOMLEAF ROAD, FARNHAM, SURREY, GU9

Guide Price £1,895,000

Substantial detached house offering over 5,000 square feet of accommodation in a sought after road with a plot of 1.76 acre.

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ACCOMMODATION

- Unique remodelled home
- Five reception rooms
- Open plan layout
- Far reaching views
- Principal bedroom suite
- Four additional bedrooms and four bathrooms
- Plot and land of 1.76 acre
- Covered entertaining/BBQ area
- Walking distance to Farnham train station
- No chain

DESCRIPTION

This wonderful home has been completely remodelled and extended by the current homeowners and now boasts over 5,000 square feet of luxurious modern living in a sought after prime road in Farnham.

Situated in a commanding and elevated position with views across the North Downs, the property includes five reception rooms, five bedrooms and five bathrooms.

The ground floor living space provides impeccable open-plan living, divided into a variety of different areas for different occasions. There's a light, airy and spacious feel throughout, making it the ideal house for entertaining. The sunken sitting room has a contemporary wood burning stove and bi-fold doors opening onto the covered barbecue area to the rear. The dining area and kitchen provide a stunning everyday living space, with bi-folds opening onto a balcony taking in those magnificent views. The kitchen itself has sleek, modern units, a central island with a breakfast bar and integrated appliances. The ground floor also includes a useful office, bedroom/reception room with en suite shower, a utility room and a walk-in pantry, while steps lead from the sitting room, down to a large family room on the lower ground floor.

The first floor has an incredible principal bedroom suite with dressing area, en suite bathroom and balcony with views, three generous double bedrooms, one with en suite bathroom, family bathroom.



At the front of the property, gates open onto a gravel driveway, which provides plenty of parking for several vehicles. There is also a carport to the side of the house, providing covered parking. The house sits on a plot of 1.76 acre, with extensive land to the rear, which drops away to provide stunning views from the balconies and terraces of the house, across the North Downs Way. The garden and outside spaces include a covered entertaining and barbecue area, paved terracing and land that extend to more than 200ft. The lawn slopes away from the house and includes a large, open, level area towards the end of the garden, bordered by mature trees and fencing, with a garden shed for storage. There is a private gate onto the North Downs Way providing a great opportunity for walking and cycling with miles of public footpaths.

LOCATION

The Georgian town of Farnham offers an excellent choice of pubs, bars and restaurants including Bills, Côte, The Giggling Squid, The Castle Inn & Zizzi, along with an extensive range of high street, independent shopping and recreational facilities, including a leisure centre, David Lloyd centre and various golf courses.

There is an excellent choice of state schools, including the outstanding rated Weydon School, which is two miles from the property, and independent schools, including Edgeborough, Frensham Heights, St Nicholas', More House School and Lord Wandsworth College. Communications are excellent, with the nearby A331/M3 and A31/A3 linking to London and the south coast, while the mainline station in Farnham provides a regular train service to London (London/Waterloo from 53 minutes) and is just half a mile away. Both Gatwick and Heathrow are around 45 minutes away by car.

LOCAL AUTHORITY

Waverley Borough Council, Farnham | Council Tax Band H

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	83
England, Scotland & Wales	EU Directive 2002/91/EC	