

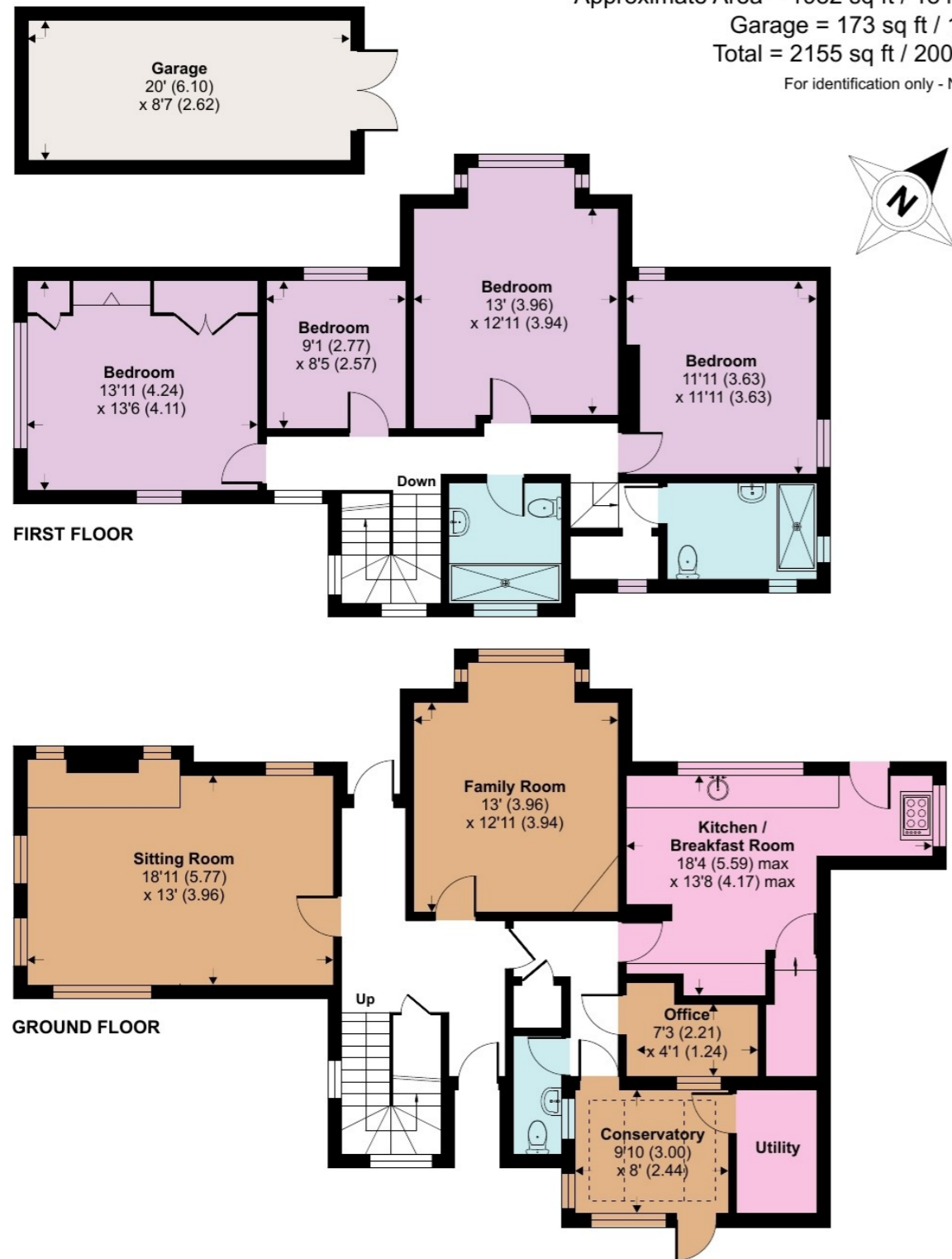
The Fairfield, Farnham, GU9 8AJ

Approximate Area = 1982 sq ft / 184.1 sq m

Garage = 173 sq ft / 16 sq m

Total = 2155 sq ft / 200.1 sq m

For identification only - Not to scale



THE FAIRFIELD, FARNHAM, SURREY, GU9

Guide Price £1,000,000

Situated in this popular and convenient position within a short walk of Farnham station and the town centre, a stunning four bedroom detached family home.

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ACCOMMODATION

- Three reception rooms and study
- Four bedrooms
- Two bathrooms
- Garage
- Off street parking
- 0.2 miles to Farnham station
- Garden in all approaching 1/3 acre
- Close proximity to town centre

DESCRIPTION

A fantastic opportunity to purchase a detached family house built in approximately 1906 by a local family influenced by the architecture of the 'Arts and Craft' period within a level walk of the railway station.

Located in a favoured road with stunning views over the surrounding area and towards Farnham Castle, the property is situated within walking distance to the town centre, riverside walks and highly regarded schools.

The recently refurbished, spacious family property comprises light reception hall with herringbone design quarry tiled floor which provides access to the principle reception rooms including sitting and dining room. The triple aspect sitting room boasts solid oak flooring and a large bespoke fireplace. The double aspect open plan kitchen / breakfast room has been modernised with views onto the back garden. Also, there can be a utility / boiler room accessed from the kitchen. A study, sun room and cloakroom will also be found on the ground floor.

On the first floor there are four bedrooms and two recently



modernised bathrooms, the rear aspect bedrooms boast delightful views over the town and towards the castle.

Outside this delightful property is approached via shingle driveway providing ample off road parking and leads to a single garage. The front garden is mostly laid to lawn with shrub borders and is enclosed by mature hedging which gives a great deal of privacy. The rear garden has the feel of a secret garden with secluded patio areas and a wonderful array of flowers and shrubs partly set in rockeries around areas of lawn. Immediately adjoining the house there is patio with views over the garden and Farnham. The rear garden is terraced with a large summer house located on the bottom terrace and there is also a garden shed.

LOCATION

The property is situated within 0.2 mile from Farnham railway station and 0.5 mile from the town centre in an extremely convenient location. Farnham is an historic former market town lying on the Surrey/ Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural, shopping and educational facilities and Farnham Maltings which is one of the busiest and most diverse arts centres in Surrey offering theatre, film, craft, music, festivals, family theatre and more. The train station provides 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, 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	