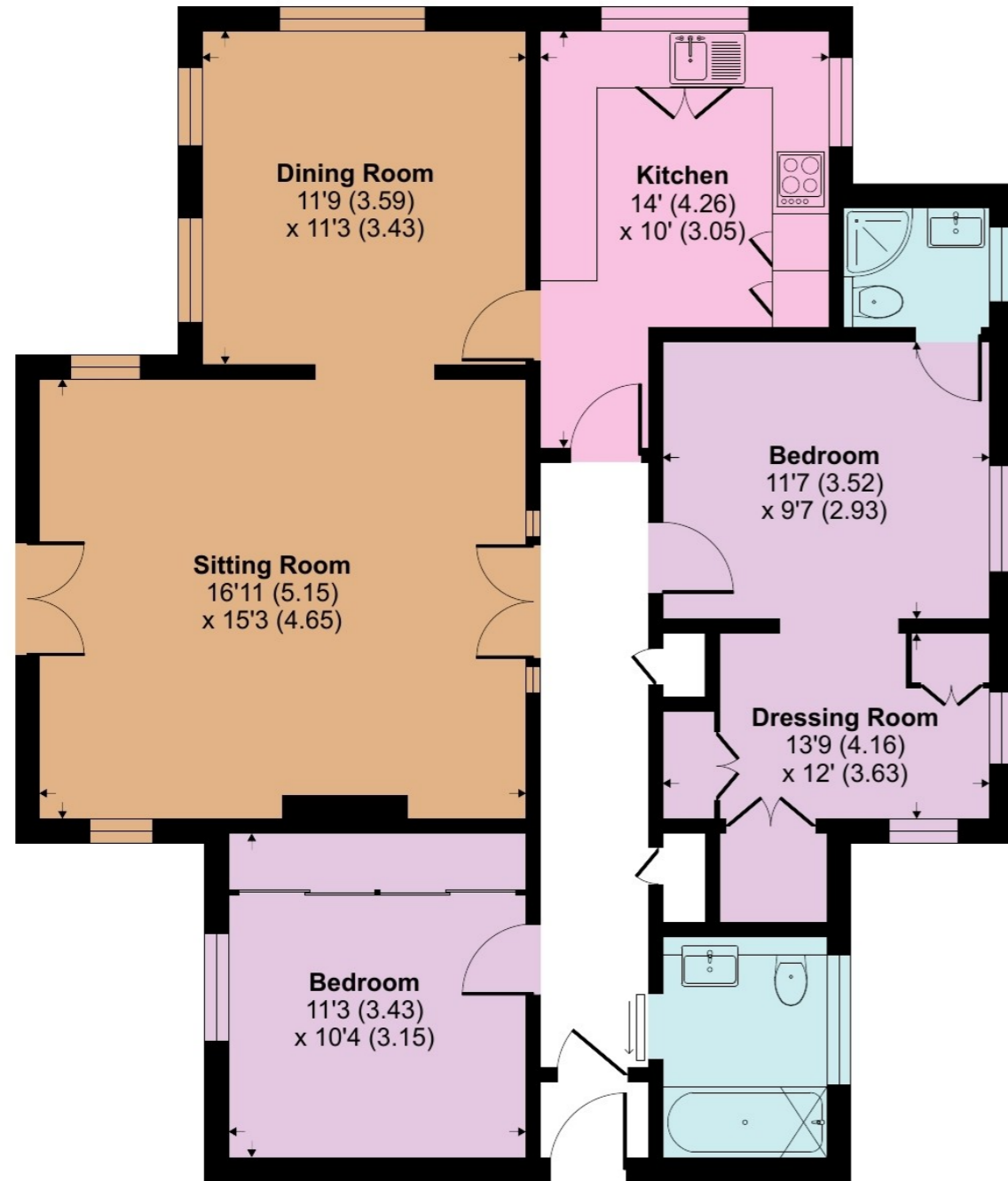


# Audley House, Swingate Road, Farnham, GU9

Approximate Area = 1043 sq ft / 96.8 sq m

For identification only - Not to scale



GROUND FLOOR



## SWINGATE ROAD, FARNHAM, SURREY, GU9

Guide Price £650,000

Luxury ground floor apartment situated on popular South Farnham Road with private south facing patio area overlooking beautifully kept communal gardens.

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**Winkworth**



**ACCOMMODATION**

- Beautifully presented ground floor luxury apartment
- Two double bedrooms
- En suite and dressing room to principle
- Newly fitted kitchen with integral appliances
- South facing views overlooking delightful communal gardens
- Two garages with loft space above

**DESCRIPTION**

This ground floor, two double bedroom luxury apartment is ideally situated in one of Farnham's prime conservation roads conveniently located for the town centre and mainline station.

Set in a small, gated development of just five exclusive apartments, the property also benefits from a double garage and a south facing private patio area overlooking the beautifully maintained communal gardens.

Accommodation comprises inviting entrance hallway, dining room, superb large and light living room with French doors leading out onto the south facing private patio. There is a contemporary kitchen/breakfast room which has been recently refitted to a very high standard.

The generous principal bedroom is complete with en suite shower room and large dressing room with fitted wardrobes. The second bedroom is also sizeable and is fitted with full length wardrobes with mirrored sliding doors. There is also a separate well appointed bathroom with rainfall shower above the bath.

Outside, Audley House is approached through double opening electric gates to a central courtyard with access to a double garage with electric up and over doors, power and light connected. The garage has a very useful storage area in the loft. Audley House boasts wonderful mature and pretty communal gardens with a good amount of lawns with mature flowers and shrubs giving good privacy and seclusion. There is a range of further shrubs and mature flowers surrounding the house which offer a pleasant setting and outlook for the apartment.



Lease information - Share of the Freehold. Audley House Management Co. Circa £1125per half year. It should also be noted there is a no pet's policy.

**LOCATION**

The property is situated in this prime South Farnham location approximately 0.8 mile from the railway station within a conservation area. The prestigious Great Austins area is ideally placed for somebody wishing to commute to London on a daily basis via railway or road. Extensive cultural, educational and shopping amenities can be found within the town centre of this historic, former market town of Farnham which is renowned for its attractive Georgian architecture and wide principal streets.

Farnham is well served by its excellent state and private schools including South Farnham school, Edgeborough, Frensham Heights, More House, St Polycarp's and Weydon Secondary School, all rated by Ofsted as outstanding. The sports facilities of The Bourne Club are within walking distance with the David Lloyd Club within a short drive. Hankley, Hindhead and Farnham Golf Courses are all within 10 miles of the property and there are large areas of countryside and National Trust land in the surrounding areas, including Frensham Ponds, The Bourne Woods, Alice Holt Forestry Commission and Hankley common, ideal for a wide variety of outdoor pursuits including sailing at Frensham Great Pond.

Farnham lies on the A31 which enables access to Guildford and the A3 to the east and Winchester and Alton to the west whilst the M3 can be accessed to the north via the A331 dual carriageway.

**LOCAL AUTHORITY**

Waverley Borough Council, Farnham | Council Tax Band F

**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.

