

Hogs Back, Seale, Farnham, GU10

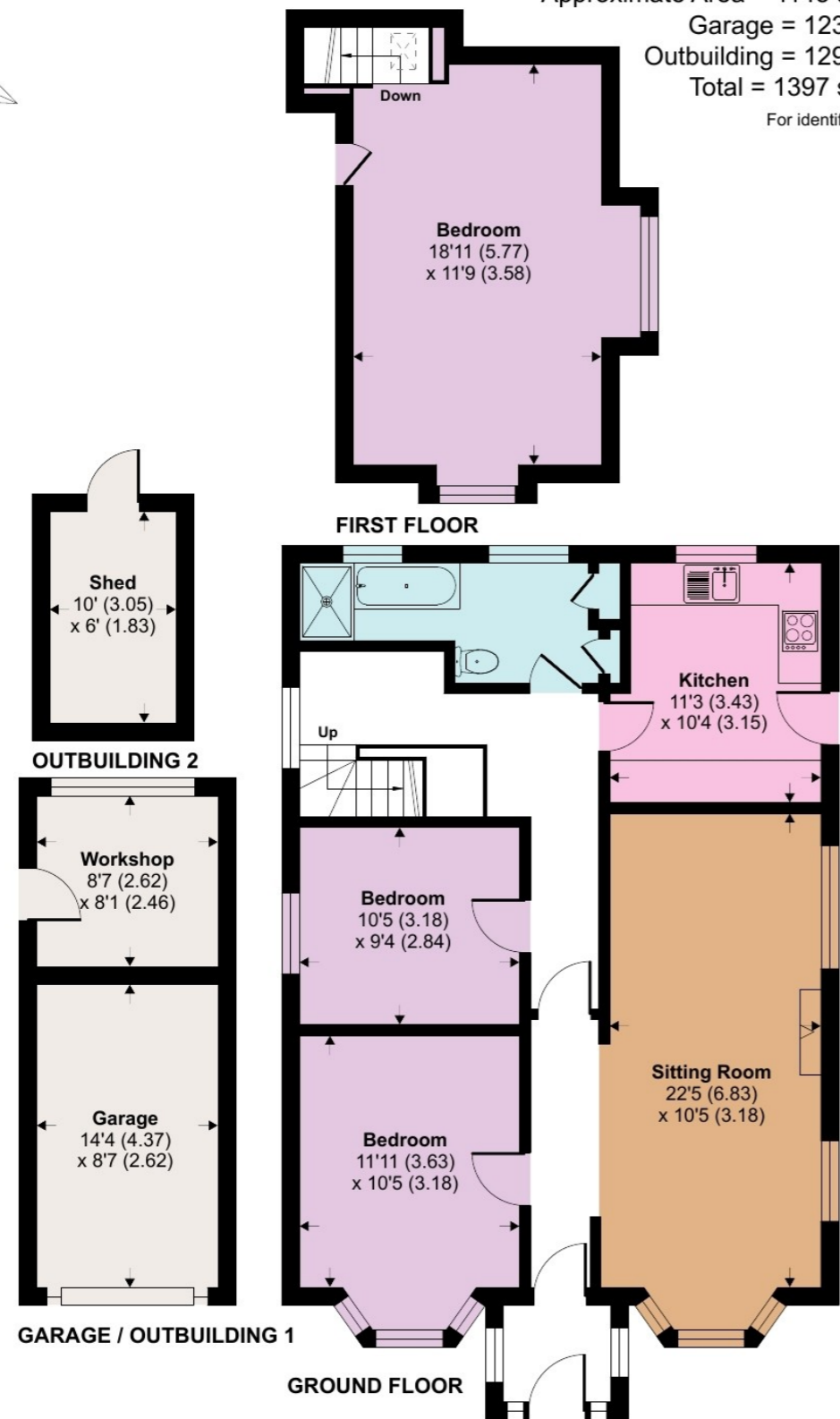
Approximate Area = 1145 sq ft / 106.3 sq m

Garage = 123 sq ft / 11.4 sq m

Outbuilding = 129 sq ft / 11.9 sq m

Total = 1397 sq ft / 129.6 sq m

For identification only - Not to scale



Hogs Back, Seale, Farnham, Surrey, GU10

Offers in excess of £650,000

This property sits on a generous plot of approx. 0.4 acres and comes to the market with no onward chain.

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ACCOMMODATION

- Approx. 0.4 acres
- Three double bedrooms
- Semi-rural position
- Large driveway
- Detached garage
- Workshop
- No onward chain

DESCRIPTION

Situated in a semi rural position is this three bedroom chalet bungalow boasting a large rear garden of approximately 0.4 acres.

This home is in need of some modernisation and offers further scope to extend subject to the usual permissions. The accommodation is arranged over two floors and comprises an entrance porch the leads onto the large hallway, a bay fronted dual aspect sitting room with a feature fireplace, two double bedrooms, one with a bay fronted window, a family bathroom and a fitted kitchen. To the first floor is the main bedroom with eaves storage.

Outside

The property is approached via a gravelled driveway to the front that provides ample off road parking. This leads to the detached garage with power and lighting and attached to the garage is a storeroom. The front garden is mainly laid to lawn, with mature flowers and shrubs dispersed throughout. A side gate provides access to the rear garden. The plot itself is a generous size extending to circa 0.4 acres. The rear garden is mainly laid to lawn enclosed mainly by a mixture of panel fencing, mature shrubs and trees. To the immediate rear of the house is a large patio ideal for entertaining.



LOCATION

Positioned between Farnham and Guildford, the property is close to village communities of Seale and The Sands with local pubs, amenities and sporting clubs. There is extensive surrounding woodland, farmland and commons, which provide miles of sandy countryside for walking, running and cycling. The Sands is home to a church, public house and Farnham Golf Club. The nearby Georgian town of Farnham has a good range of shops, supermarkets and recreational facilities. There is an excellent choice of schools within a short drive.

LOCAL AUTHORITY

Guildford Borough Council

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		85
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	