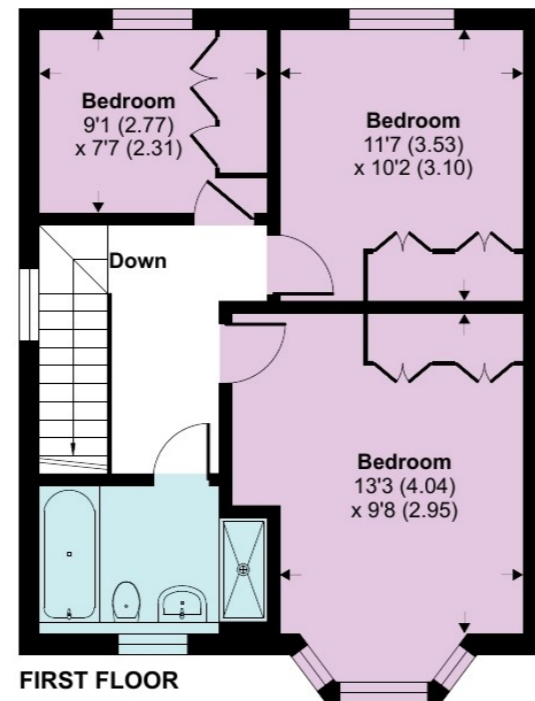
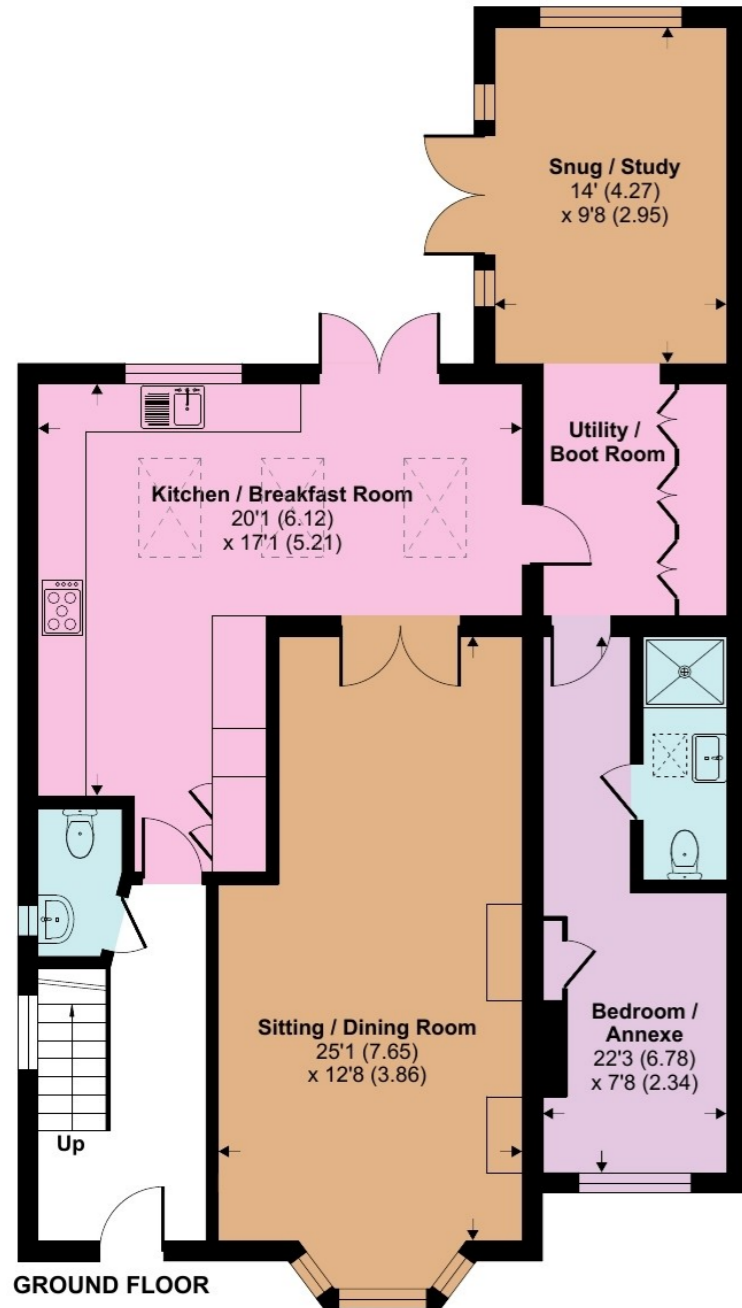


Beavers Road, Farnham, GU9

Approximate Area = 1672 sq ft / 155.3 sq m

For identification only - Not to scale



BEAVERS ROAD, FARNHAM, SURREY, GU9

Guide Price £1,250,000

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

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ACCOMMODATION

- Detached family home
- Open plan kitchen/breakfast 'hub' room with vaulted ceiling
- Large flat garden
- Immediate proximity to Farnham town centre
- Annexe
- 0.3 miles to Waitrose
- Planning permission for detached ancillary residential accommodation in rear garden
- Planning Reference Link WA/2021/01166



DESCRIPTION

Located in a prime town centre position, this delightful detached family home was built circa 1950's and is situated only moments from Farnham town centre.

In addition there is full planning permission for the erection of a detached ancillary residential accommodation following demolition of or relocation of sheds, summer house and greenhouse, and widening of the existing vehicular access onto Beavers Road - Planning Reference Link WA/2021/01166

The house is ideally situated within easy reach of local amenities including Waitrose, Bishops Meadow and the Lion and Lamb Yard.

Ground floor accommodation comprises inviting entrance hallway that leads into the fantastic open plan kitchen/breakfast/dining 'hub' room with vaulted ceiling and French doors to patio, adjoining utility/boot room, snug/study with French doors to garden, bedroom/annexe with en suite shower room and storage cupboard. There is a large sitting/dining room with bay window and feature fireplace and downstairs cloakroom.



Upstairs there is a principal bedroom with built in wardrobe and bay window, two further bedrooms (both with built in wardrobes) and family bathroom with separate shower.

Outside to the front there is a large gated driveway for several cars. To the rear there is a large flat lawned garden with a mixture of bedding plants, shrubbery and small trees, summerhouse, garden shed and vegetable patch.

LOCATION

The property is situated in the heart of Farnham town centre, tucked away from busy main roads in a quiet road and is an extremely sought-after and convenient location, being under 10 minutes' walk from the mainline station. 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 has a number of excellent restaurants, public houses and a wine bar. It also boasts a library and the Maltings Art Centre offers a wide range of activities including film screenings. Within the town is a train station providing 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		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	