

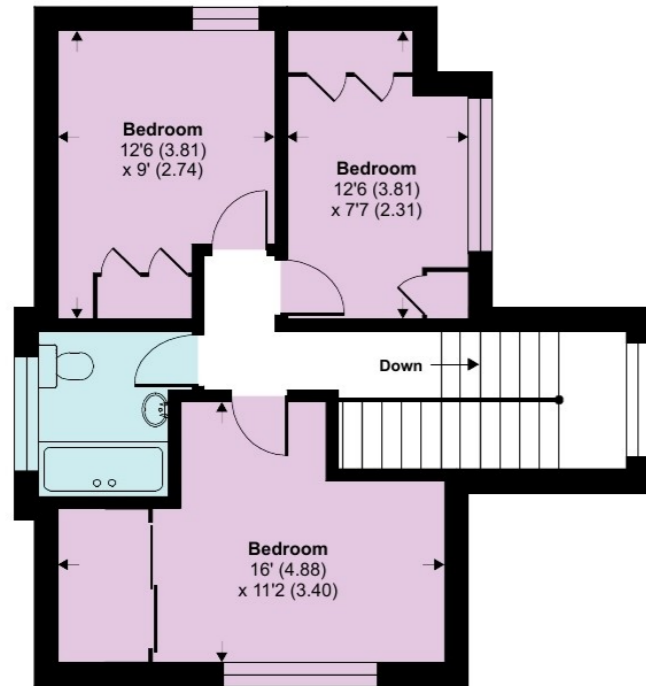
Heath Lane, Farnham, GU9

Approximate Area = 1125 sq ft / 104.5 sq m

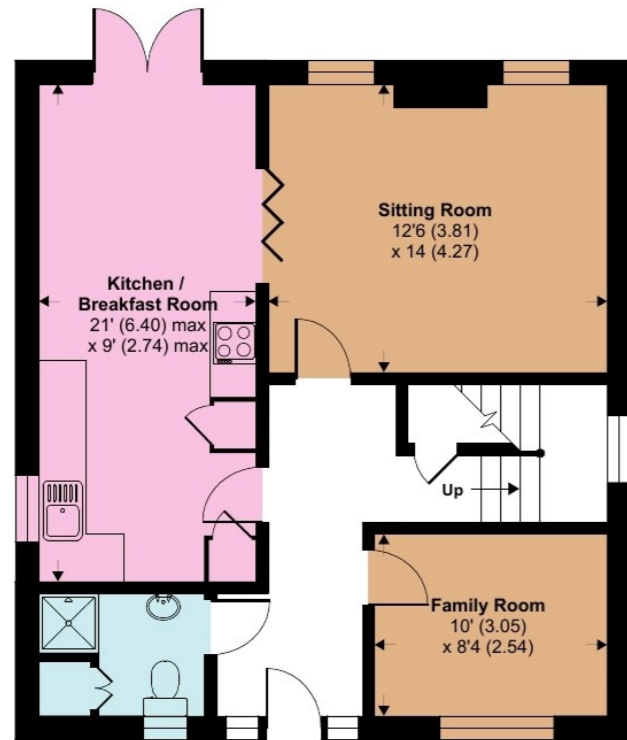
Home Office = 119 sq ft / 11.1 sq m

Total = 1244 sq ft / 115.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



HEATH LANE, FARNHAM, SURREY, GU9

Guide Price £625,000

An attractive home that is located in a highly sought after lane in Upper Hale Village.

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ACCOMMODATION

- High specification kitchen/breakfast room
- Multiple reception rooms
- Principal bedroom
- Two further double bedrooms
- Well presented throughout
- Gravelled driveway
- Home office
- Private garden
- Village location

DESCRIPTION

This detached family home is located in the regarded village of Upper Hale Village within walking distance of the village amenities. It is also well placed for easy access to schools, shops and great walks at the nearby Caesar's Camp.

Once through the entrance porch, the ground floor comprises a large inviting hallway that opens onto a recently modernised kitchen/ breakfast room with French doors to garden, a bright sitting room with feature stove, a snug/family room, downstairs shower room and understairs storage.

The large first floor landing provides access to all rooms. There is a large principal bedroom with built in wardrobe, two further double bedrooms, both with built in wardrobes, and smart family bathroom.



Outside

To the front of the property there is a large gravelled driveway leading to a garage (that has been converted to a home office by the current homeowner). The rear south-westerly facing garden has features a raised decking area with pergola, sandstone patio area, an area of lawn and the borders are well screened on all sides with a mixture of small trees and hedging.

LOCATION

The property is conveniently positioned on the northern side of Farnham within walking distance of local shops and Hale School. Farnham town centre is approximately 2 miles away offering a good selection of shops, bars, bistros and restaurants together with a main line station (Waterloo 55 minutes). Further schooling is available in the area for all age groups and the University for the Creative Arts. Recreational and sporting facilities are also readily available. The A31 giving access to the A331, A3 and M3 is within 1.5 miles from the property and the area is surrounded by many miles of open countryside, namely the popular Caesar's Camp is close by.

LOCAL AUTHORITY

Waverley Borough Council, Farnham | Council Tax Band E

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		84
(69-80)		
C		
(55-68)		
D		
(39-54)	53	
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	