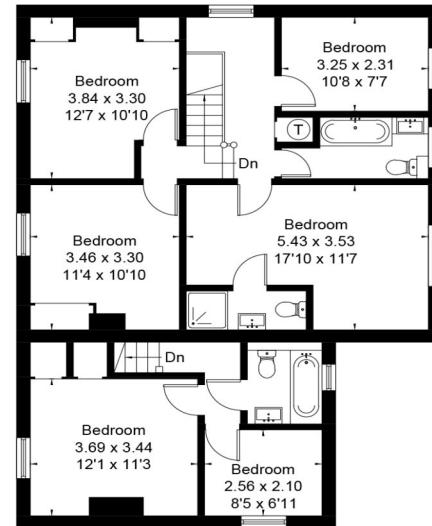
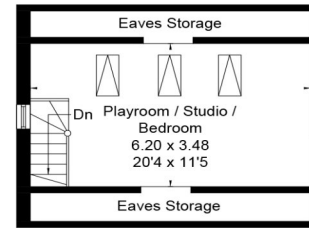
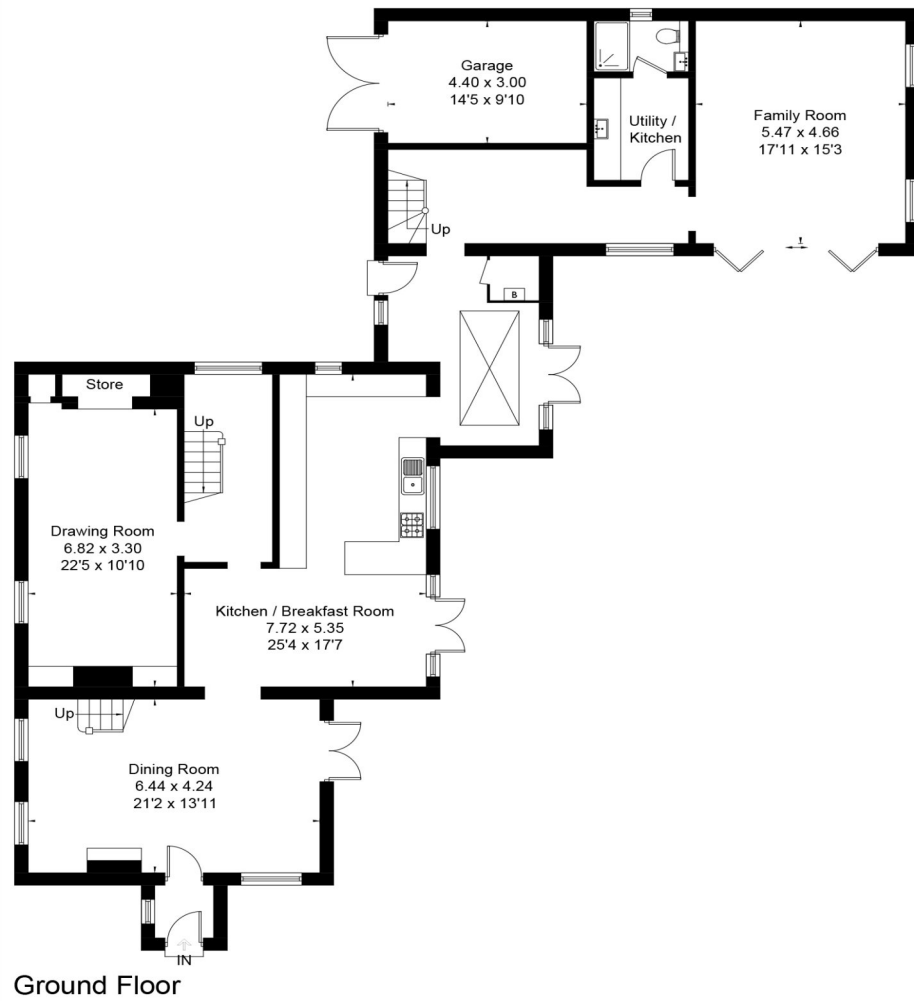


Approximate Floor Area = 300.4 sq m / 3233 sq ft
(Including Garage / Eaves Storage)



Drawn for illustration and identification purposes only by fourwalls-group.com 280850

Tel 01252 733042
Email Farnham@winkworth.co.uk
99 West Street, Farnham, GU9 7EN

Winkworth

Frensham Road, GU10

Guide Price £5,000 per month

A beautifully appointed 4-6 bedroom house with stylish presentation, delightful garden and most sought after South Farnham location for schools and amenities. Available 25th July 2024. Unfurnished. EPC D

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ACCOMMODATION

Favoured Lower Bourne, South Farnham location

Character and charm

Fabulous modern kitchen

Flexible accommodation layout for families, teens, guests, home office

Landscaped Garden

Nearby amenities and recreation areas

DESCRIPTION

There are no shortages of space or character when it comes to this delightful period home. The beautifully presented house offers flexible accommodation ideal for a multi-generational family or for Tenants who love to host. To the ground floor there is a light filled entrance hallway, 3 reception rooms as well as a games/ potential gym room to be enjoyed. This attractive property also offers a stunning modern kitchen/ breakfast room and utility/shower room. A mixture of French and bifold doors offer light and access to the garden.

On the first floor, one stair case leads to a large principal bedroom with an en-suite shower room plus two further double bedrooms, nursery/dressing room and a family bathroom. A further staircase leads to a double bedroom, bathroom and study. Also accessible from the main house is a superb bonus room above the garage perfect for a playroom or teen bedroom.

A landscaped patio has been laid outside the rear ideal for summer BBQs and gatherings with an elevated flat green area positioned up the garden steps for children's imaginations to go wild.



LOCATION

The property is situated in this prime and very popular South Farnham location, Lower Bourne. There are local amenities in South Farnham including two commended Public Houses, local shop, chemist, Doctors surgery, Veterinary clinic and village recreation ground with tennis courts. The property is ideally placed to gain access to the centre of Farnham with its wide range of amenities as well as the railway station. There are train services to London Waterloo within approximately an hour. The A31 connects with the A3 at Guildford enabling road access to the City of London, or in turn connecting via the A331 with Junction 4 of the M3 motorway. Lying on the south side of Farnham, the property is conveniently located to access many of the area's highly regarded government and private schools including South Farnham, Edgeborough and Frensham Heights. There are also outdoor pursuits at Alice Holt Forestry Commission, The Bourne Woods and Frensham common/Ponds including walking, riding, sailing and biking.

SERVICES

All mains services connected.

LOCAL AUTHORITY

Waverley Borough Council, Godalming. Council Tax Band G

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective tenant that these 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 particulars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	