

Price Guide £1,395,000

A superb spaciously arranged and well appointed detached character family house set in a much sought after residential area of south Farnham, most convenient to all amenities, the town centre and mainline station - EPC rating D (57)

- 5 Bedrooms
- 2 Modern en-suites
- Modern family bathroom
- Fine sitting room
- Dining room
- Well fitted kitchen/ breakfast/family room
- Study
- Conservatory
- Utility room
- Cloakroom
- Boot room
- Garage & Large block drive
- Delightful well stocked and screened garden
- Gas central heating & some underfloor heating

Farnham

28 Downing Street, Farnham, Surrey GU9 7PD
01252 717705

London

Representative Office
119 Park Lane, Mayfair, London W1
020 7079 1400

Winterbourne, 1 Lynch Road, Farnham, Surrey, GU9 8BZ

LOCATION

- * Farnham town centre 0.8 miles, mainline station 0.5 miles (Waterloo from 53 minutes)
 - * Guildford (A3) 9 miles (Waterloo from 38 minutes)
 - * London 40 miles
- (All distances and times are approximate)

SITUATION

* The property is located along one of Farnham's premier roads, well known for its variety of substantial and individual houses, and is within a short distance of Farnham town centre and mainline station.

* The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafes and an excellent choice of restaurants including Brasserie Blanc, Loch Fyne, Cote Brasserie, Pizza Express and Zizzi. There is a Sainsburys, Waitrose, DC Leisure Centre, David Lloyd Leisure Centre and Farnham's historical deer park offering over 300 acres of beautiful open countryside.

* There is an excellent choice of both state and private schools, including the highly regarded South Farnham school, Weydon secondary (Academy) school, Edgeborough and Frensham Heights.

* Excellent opportunities exist within the immediate area for walking, riding and cycling with much of the neighbouring land belonging to the National Trust, Forestry Commission and RSPB. There are also a good selection of golf courses in the area, including Hankley, Farnham and Puttenham, as well as sailing at Frensham Great Pond.

* Communications are first class with the A31/A3 providing links to London and the south coast. The A331 Blackwater Valley road links Farnham with the M3, M25 and Heathrow.

DESCRIPTION

* A superb spaciously arranged and well appointed detached character family house, built in 1940 with later additions, set in a much sought after residential area of south Farnham, most convenient to all amenities, the town centre and mainline station.

Key Features Include:

- * Under floor heating to many ground floor rooms.
- * Superb kitchen/breakfast/family room comprising an excellent range of fitted units and island unit, granite and wood worktops, ceramic floor tiles, inset ceiling lights.
- * Well appointed Kitchen fitted with an excellent range of kitchen furniture and Aga (gas).
- * Utility and Cloakroom.
- * Conservatory, Study and Boot room.
- * Fine sitting room and separate dining room with bays and fireplaces.
- * Hall, dining room, sitting room and study with wood flooring.
- * 5 Bedrooms, two with modern, well appointed en-suites.
- * Modern family bathroom.
- * Security alarm.

OUTSIDE

* To the front the property is approached via electrically operated gates leading to a large block driveway with inset lighting, providing parking for a number of cars. Outside lights. Side gated access both sides.

* Delightful well screened rear gardens with large paved patio and steps, outside lights and tap. Well stocked flower beds, shrubs and trees including fruit trees (apple), lawns, hedgerows and fencing.

OUTBUILDINGS

- * Single integral garage with power and light.
- * Wendy House and large Shed.

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GENERAL

- * **Services** - Mains water, electricity and drainage. Gas heating.
- * **Local Authority** - Waverley B. C., The Burys, Godalming GU7 1HR 01483 523333
- * **Council Tax** - Band G with an annual charge for the year ending 31.03.18 of £2,858.68
- * **Miscellaneous** - Double glazing.

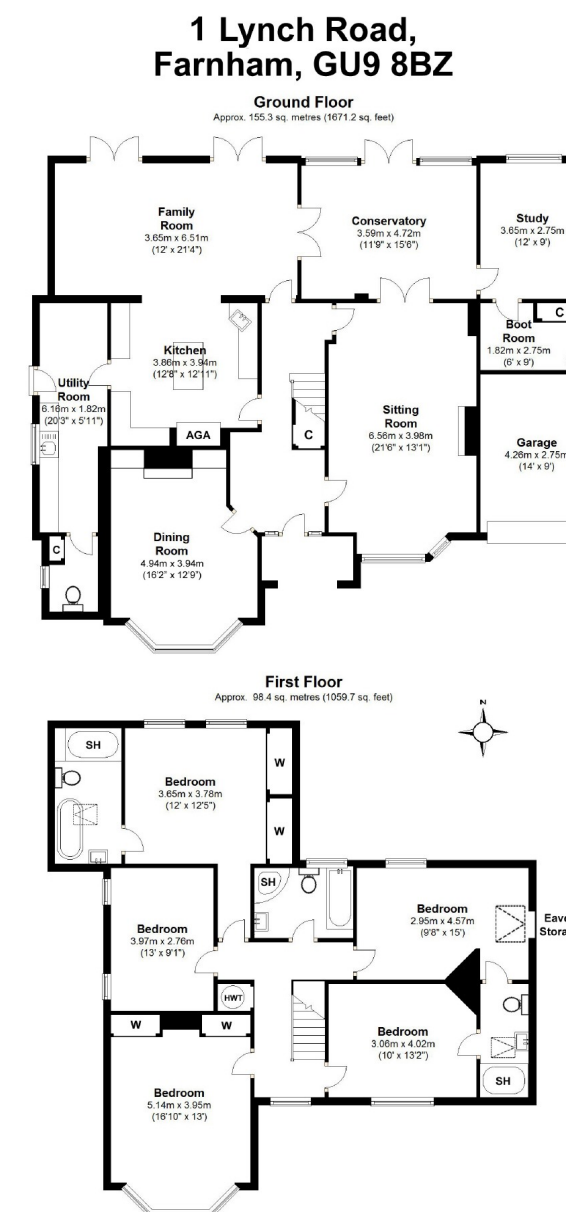
DIRECTIONS

* Leave Farnham via South Street. At the traffic lights go straight across into Station Hill. Go over the railway crossing and take the left hand fork into Waverley Lane. Take the third turning left into Lynch Road and the property can be found on the left hand side after a short distance.

VIEWING

Viewing by prior appointment with Andrew Lodge Estate Agents, Farnham - Tel: 01252 717705 Opening hours 9a.m. - 6p.m. Monday to Friday, 9a.m. - 5p.m. Saturdays.

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. They are intended to give a fair description of the property but their accuracy is not guaranteed nor do they form part of any contract. All information should be verified by yourself and your professional advisors. We have not carried out a survey nor have we tested the services, appliances and specific fixtures and fittings. It must not be assumed that the property has all or any necessary planning permissions, building regulations or any other consents. Room sizes are approximate and they have been taken between internal wall surfaces and therefore include cupboards, shelves etc. Accordingly they should not be relied upon for carpets, curtains and furnishings.



House area: approx. 242.0 sq. metres (2604.9 sq. feet)
Garage area: approx. 11.7 sq. metres (125.9 sq. feet)
Total area: approx. 253.7 sq. metres (2730.8 sq. feet)
This plan is for layout guidance only.
Measurements are for general guidance
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