



ESTATE AGENTS



Boundstone Road, Farnham, Surrey

Price Guide £899,950

Boundstone Road, Farnham, Surrey

A beautifully appointed detached family home that has been extended and tastefully updated on a wonderful private plot a little over a ¼ of an acre situated in a highly requested south Farnham location within a mile of Rowledge village centre. This fabulous property is offered to the market with no onward chain.

To the ground floor there is a large entrance hall with oak flooring, stairs to the first floor and a cloakroom fitted with a white suite. The dual aspect sitting room has a brick fireplace with an open fire and double doors into the dining/family room. The impressive 20' dining/family room has a vaulted lantern ceiling, slate flooring access into the large study and two sets of French doors onto the rear garden. The kitchen/breakfast room is open to the dining/family room and also has slate flooring and French doors onto the rear garden. The kitchen area is fitted with a range of painted units with a built in stainless steel double oven a five ring gas hob and fitted dishwasher. The 16' utility room is fitted with a range of units with oak-block work surfaces and access to both the front and rear of the property and garage.

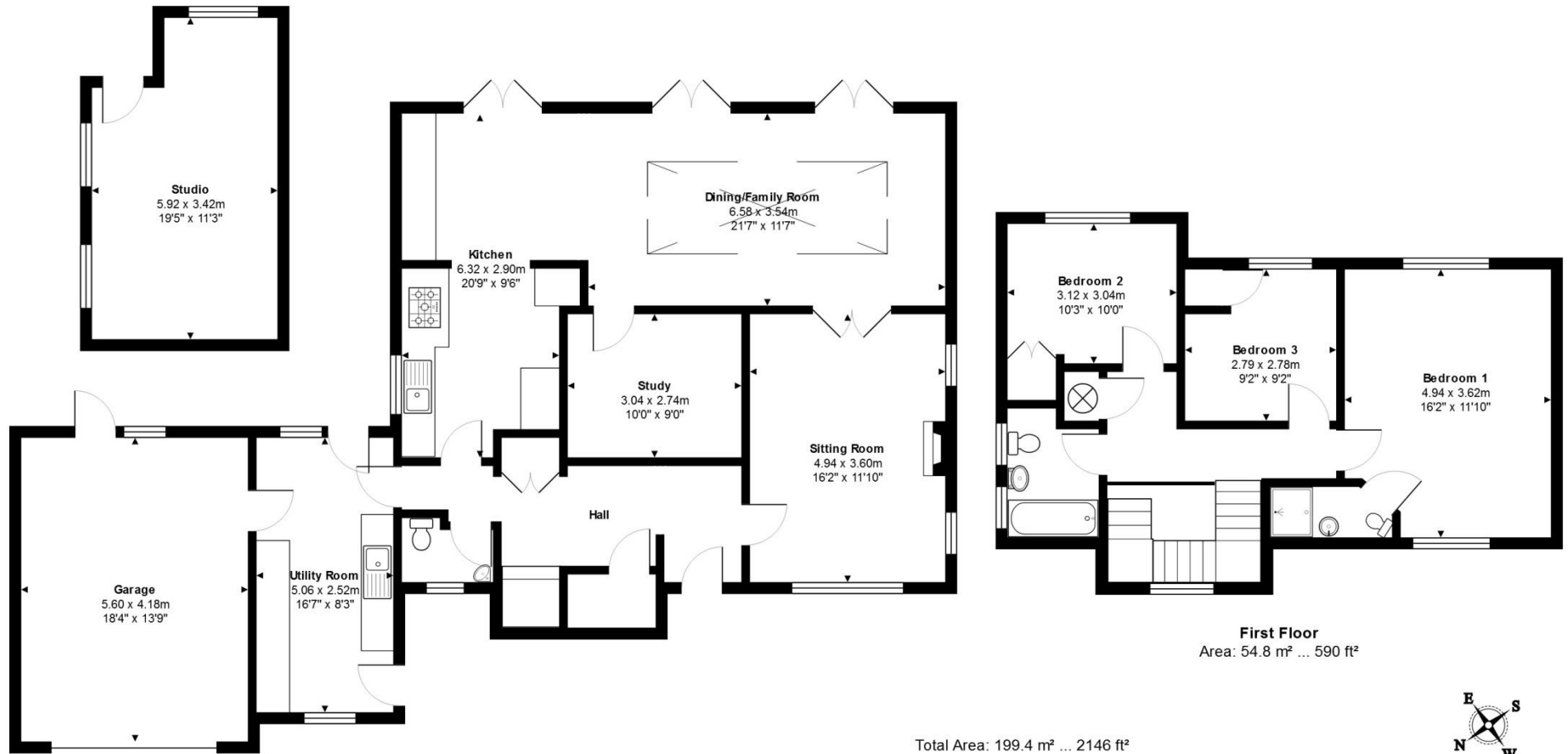
To the first floor there is a 16' dual aspect master bedroom served by a modern en-suite shower room. There are two further double bedrooms with wardrobes and a family bathroom fitted with a white three piece suite.

Outside the private plot extends to approximately 0.28 acres. To the front there is a level lawn area enclosed by hedging with ample driveway parking leading to the large attached garage. The southerly and level rear garden has paved patio and shingle areas extending to the side a lawn area with well stocked flower and shrub beds a greenhouse two storage sheds and a 19' studio and Summer House.

- Three double bedrooms
- 16' Sitting room
- 20' Kitchen/breakfast room
- 16' Utility room
- 21' Dining/family room
- Study
- Cloakroom
- Ensuite shower room
- Modern family bathroom
- Large garage
- 19' Studio
- Summer House
- Ample off road parking
- Approximately 0.28 acre private plot
- No onward chain



Floor Plan



Ground Floor
Area: 126.4 m² ... 1360 ft²

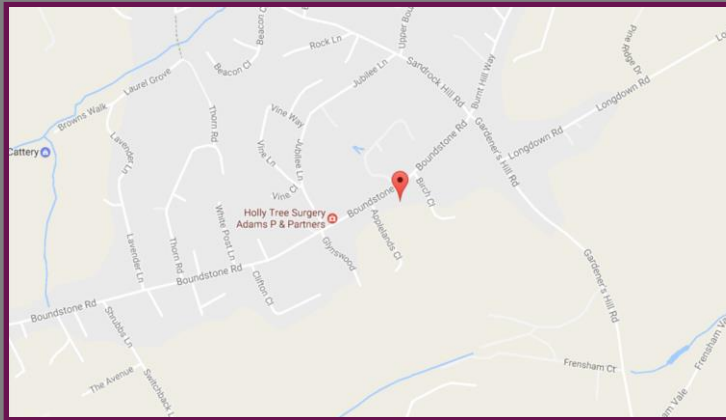
Total Area: 199.4 m² ... 2146 ft²

This floor plan is provided for representation purposes only, whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. No responsibility will be taken for any errors, omission or mis-statement. The services, systems and appliances mentioned have not been tested and cannot verify that they are in working order.



Location

The property is situated along a highly requested road on the borders of Boundstone and Rowledge to the favoured south side of Farnham. Rowledge village centre is within a mile and has a range of shops and amenities. There are some of the area's most reputable schools within close proximity and Farnham mainline station is approximately 1.8 miles.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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