



Monkshanger, Farnham, Surrey

Price Guide £1,400,000

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A substantial five bedroom detached family home that has been extended and refurbished to an exceptional standard by the current owners with wonderful landscaped gardens in excess of ¼ acre, tucked away at the end of a private cul-de-sac in a prime south Farnham location.

To the ground floor there is a covered oak porch with a large double oak doors that opens into the 14' entrance hall. The hallway has stairs to the first floor oak herringbone flooring and a cloakroom fitted with a modern WC and corner washbasin. The 17' living room has an open fireplace and glazed double doors into the 17' dual aspect conservatory that has tiled flooring and French doors onto the rear garden. The 26' kitchen/dining room is fitted with a range of oak units with tiled flooring and granite work surfaces. The current owners use part of this versatile room as a sitting area and there is a feature backlit wall with an ornate contemporary fireplace. The inner hall has cloaks and utility cupboards and leads into the garage and family room. The part vaulted family room has oak flooring and full height concertina doors onto the rear garden.

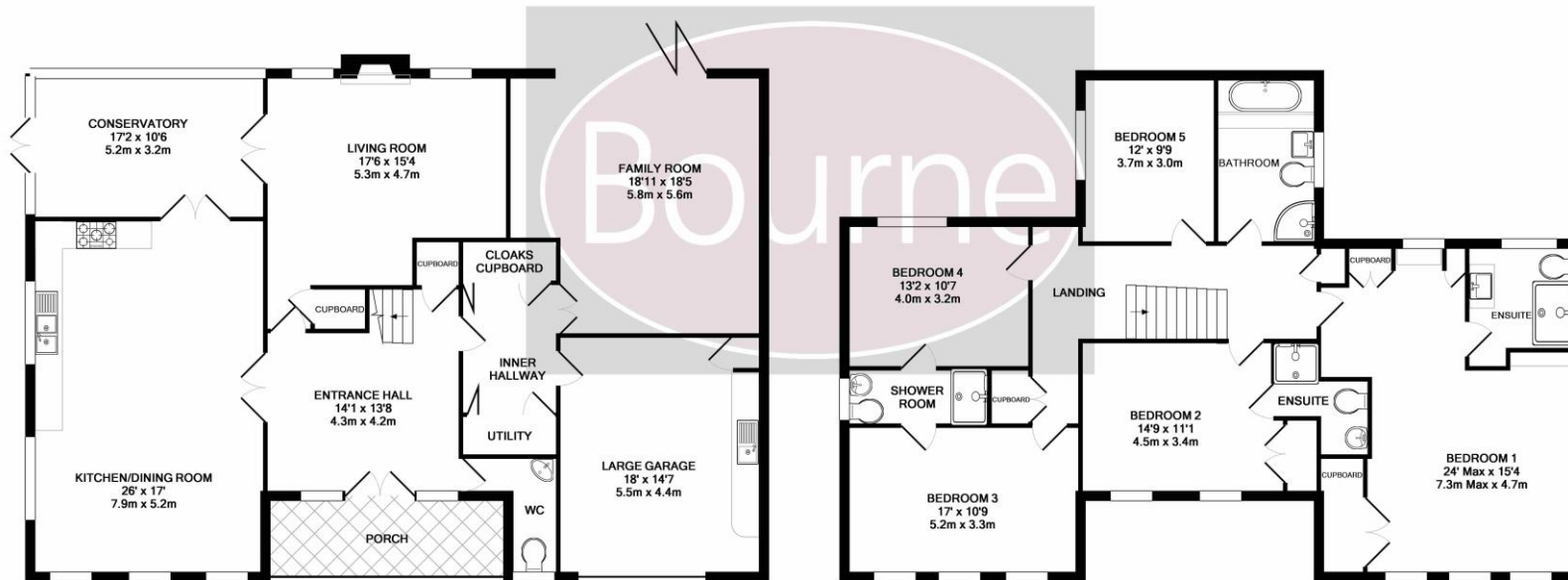
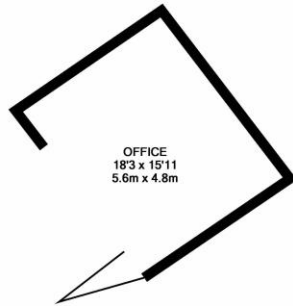
To the first floor the impressive 24' master bedroom has a seating area, fitted and built-in wardrobes, fitted dressing table and a fully tiled contemporary en-suite with a large walk-in shower, WC and washbasin with vanity unit. The guest bedroom has built-in wardrobes and is served by a fully tiled en-suite shower room. Bedrooms three & four are linked by a 'Jack n Jill' shower room, bedroom five is a good double and the large, fully tiled family bathroom is fitted with a contemporary four piece suite.

The landscaped gardens are a real focal point of the property, to the front there are two sets of double wooden gates with a gravel in and out driveway providing off road parking for several vehicles. There are dividing feature walls with a level lawn area, sunken deck with a detached timber studio, paved patio and terrace areas with an outside kitchen various shrub beds, a sunken trampoline and the garden is enclosed by mature hedging and fencing.

- Five double bedrooms
- Three en-suite shower rooms
- Re-fitted four piece family bathroom
- 17' Living room
- 19' Family room
- 26' Oak kitchen/dining room
- 17' Conservatory
- Cloakroom
- Utility room
- Gated in and out driveway
- Detached home office studio
- Spectacular landscaped gardens of approximately 0.27 acres
- Prime South Farnham location



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 2008 SQ.FT.
(186.6 SQ.M.)

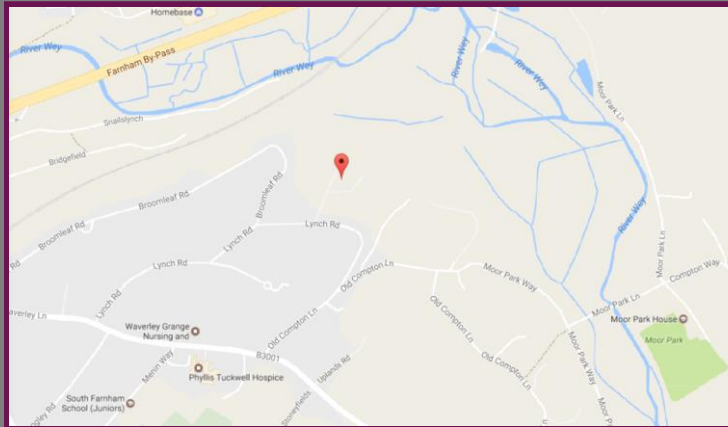
1ST FLOOR
APPROX. FLOOR
AREA 1406 SQ.FT.
(130.6 SQ.M.)

FOR ILLUSTRATIVE PURPOSES ONLY
TOTAL APPROX. FLOOR AREA 3414 SQ.FT. (317.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

The property is tucked away along a private cul-de-sac in a prime south Farnham position. Some of the area's most reputable schools are close by & Farnham mainline station is a little over half a mile.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	72	62	71
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		England, Scotland & Wales <small>EU Directive 2002/91/EC</small>	



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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