



Richard State

Independent Estate Agents Limited



Holme Farm Woodham Park Road, Addlestone, KT15

£950,000



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£950,000

Holme Farm Woodham Park Road

Addlestone, KT15 3TG

- Fabulous 1.3 acre gardens with rare specimen trees
- In need of modernization and redecoration
- Four reception rooms
- No onward chain
- Annex potential
- Six double bedrooms
- Cellar



The accommodation comprises (Please see attached floor plan)

ENTRANCE CANOPY: Timber front door to:

RECEPTION HALL: Parquet flooring, door to cellar

RECEPTION ROOM ONE: Parquet flooring, brick open fireplace, angular bay window

RECEPTION ROOM TWO: Parquet flooring, brick open fireplace, angular bay window

INNER HALLWAY:

CLOAKROOM: W.C., hand basin, window

RECEPTION ROOM THREE: Angular bay window

KITCHEN BREAKFAST ROOM: Chimney breast with fireplace, angular bay window, door to side





INNER LOBBY:

RECEPTION ROOM FOUR: An impressive double aspect room with large angular bay window and double doors to the garden

KITCHEN: Window

UTILITY ROOM: Window, double doors to garden

CLOAKROOM: W.C., hand basin, window

STAIRS TO FIRST FLOOR LANDING:

BEDROOM ONE: Exposed floorboards, angular bay window

BEDROOM TWO: Angular bay window

BEDROOM THREE: Double aspect with two windows, exposed floorboards, fireplace

BEDROOM FOUR: Double aspect with two windows

BATHROOM: Bath, w.c., hand basin, window

STAIRS DOWN TO HALF LANDING: Eaves storage

BEDROOM FIVE: Window

BEDROOM SIX: Two windows, eaves storage

OUTSIDE:

GARDENS: A long private driveway leads round to the house, garage and gardens which enjoy a sunny southerly aspect and extend to around 1.3 acres in total. The owner had botanical interests and there are a number of rare specimen trees. There are also formal lawns and areas of woodland, much of which overlooks open countryside and woodland. There is a detached double garage in need of some attention





Floor Plans

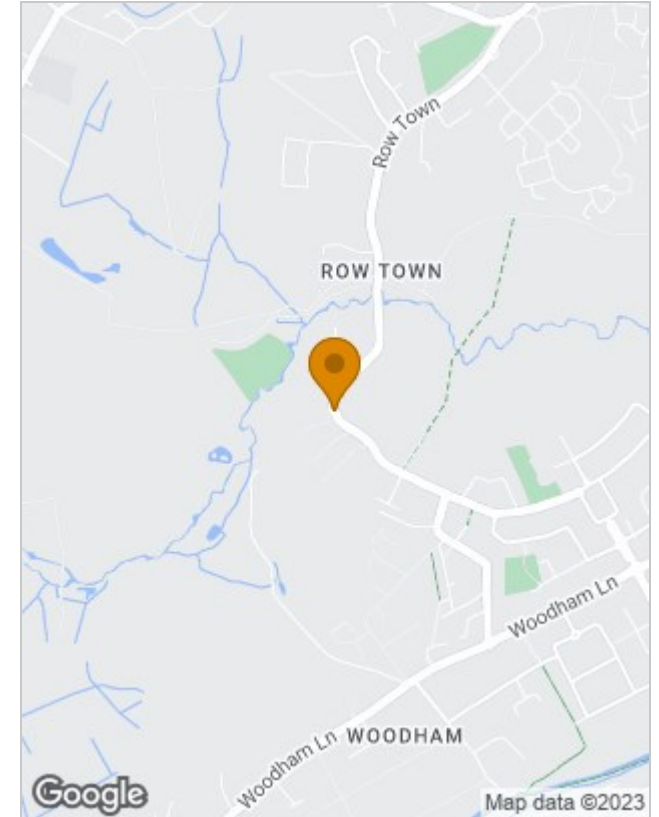


Viewing

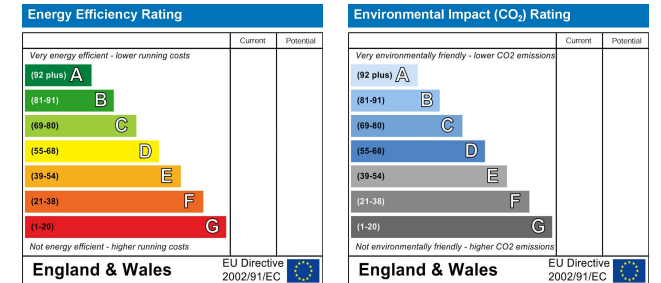
Please contact our Richard State Office on 01932 354 111 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph



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