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Independent estate agents

Farnborough Road | Farnborough

Grade II Listed - A truly unique and charming Victorian lodge house set within beautifully landscaped gardens on Farnborough Road and offers a rare blend of period character

Grade II Listed | Three-bedroom detached Victorian lodge house | Two elegant reception rooms with period features | Beautifully fitted kitchen | Delightful landscaped gardens and patio areas | Detached garage

£550,000 | Freehold

Grade II Listed - A truly unique and charming Victorian lodge house set within beautifully landscaped gardens on Farnborough Road and offers a rare blend of period character and stylish modern updates. Built in the Gothic Revival style and steeped in history, this three-bedroom detached home is brimming with distinctive architectural features and thoughtful improvements-perfect for those seeking something truly special. Inside, the property retains much of its original character, including vaulted gables, detailed brickwork, and an impressive arched front door with decorative ironwork. The welcoming hallway leads to two spacious reception rooms, including a beautifully styled dining room with a feature fireplace and a bright dual-aspect living room with French doors opening to the garden. The country-style kitchen features hand-crafted tiled worktops, a butler sink, and a range cooker, all framed by striking checkerboard flooring. Upstairs, there are three well-proportioned bedrooms, each with its own character. The family shower room is finished to a high standard with white metro tiles and contemporary fittings. Outside, the mature rear garden is a true highlight, offering privacy and tranquillity with lawned areas, a dining patio, and a charming hexagonal brick-built outbuilding, currently used as a home office. A detached garage with power offers additional storage or workshop potential, and there's ample driveway parking to the front. Walking distance to local parks, Farnborough Sixth Form College and transport links. This exceptional home blends history and charm with modern comfort, offering a rare opportunity to own one of Farnborough's most distinctive period properties. Council Tax Band E - EPC Band E



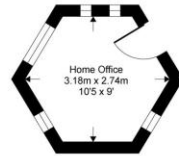


Farnborough Road

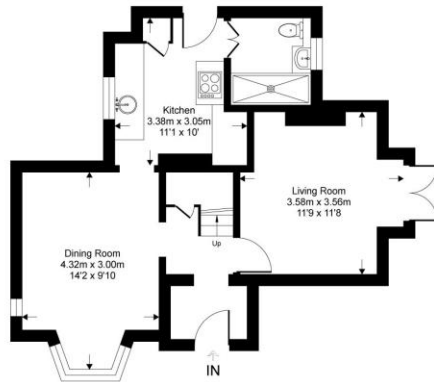
Approximate Gross Internal Area = 76.7 sq m / 826 sq ft
 Approximate Garage Internal Area = 27.8 sq m / 300 sq ft
 Approximate Outbuilding Internal Area = 6.4 sq m / 69 sq ft
 Approximate Total Internal Area = 110.9 sq m / 1195 sq ft



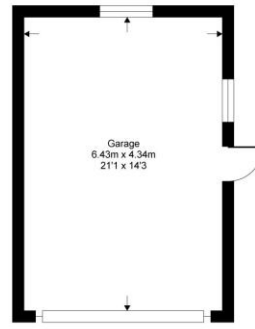
First Floor = 35 sqm / 377 sqft



Outbuilding = 6.4 sqm / 69 sqft



Ground Floor = 41.7 sqm / 449 sqft



Garage = 27.8 sqm / 300 sqft

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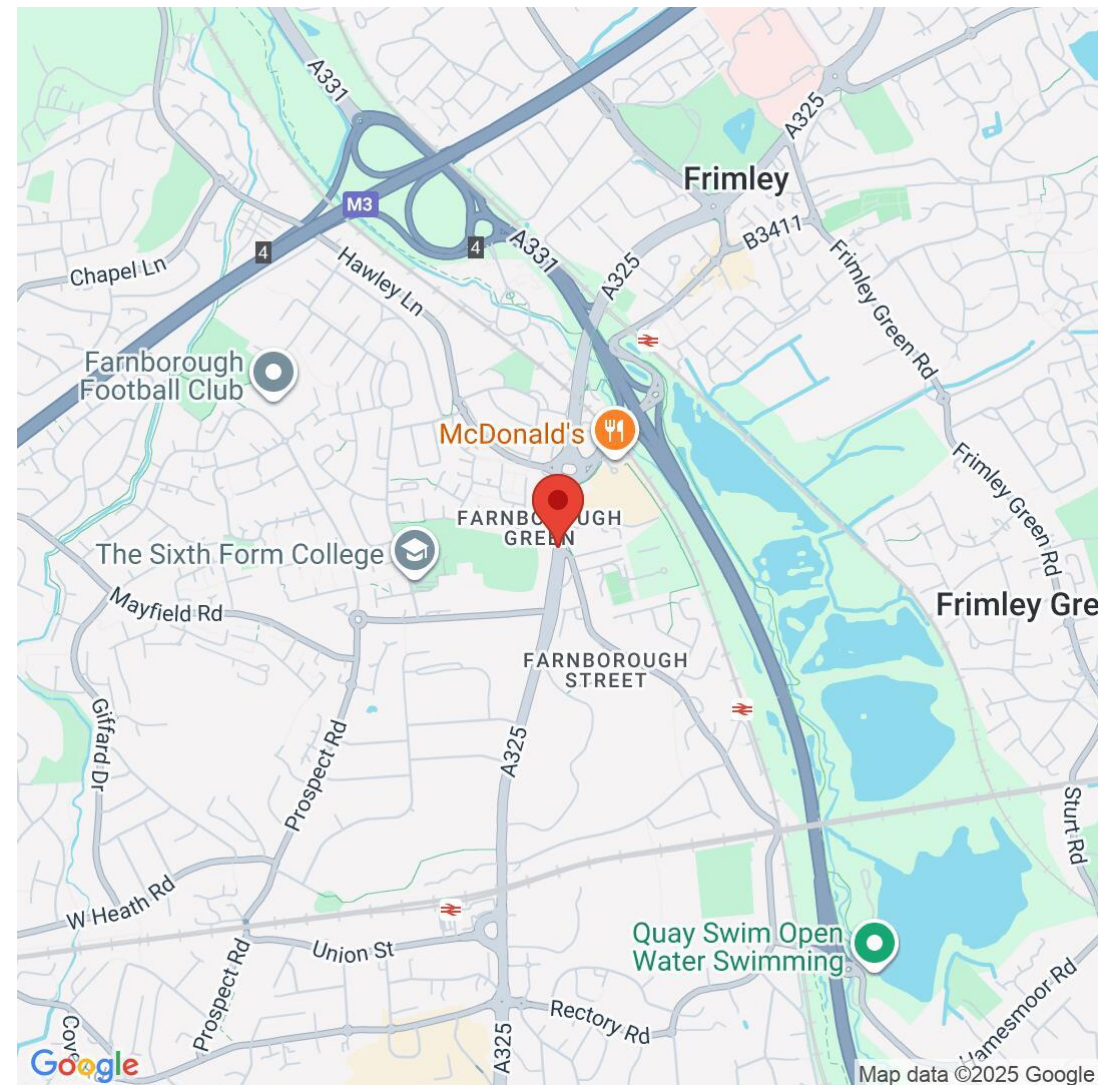
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		44
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC