



100 Weydon Hill Road, Farnham

Surrey GU9 8NZ

Guide Price £750,000

ANDREW LODGE

estate agents



100 Weydon Hill Road

Farnham

A spacious Victorian red brick semi-detached family home in a highly sought after location.

- Attractive and spacious Victorian red brick semi-detached home
- Retains a wealth of period charm and character
- Highly popular and convenient location
- Within walking distance of excellent local schools, amenities and Farnham's Georgian town centre
- Convenient access to the main line railway station
- Three bedrooms and family bathroom
- Sitting room with open fireplace, separate family room/study and kitchen/dining room with integrated appliances
- Good-sized south-west-facing rear garden, driveway parking and potential for additional parking to the rear



An attractive and generously proportioned Victorian red brick semi-detached family home, retaining a wealth of period charm and character, ideally situated in a highly popular and convenient location. The property is within comfortable walking distance of excellent local schools, everyday amenities, Farnham's picturesque Georgian town centre and the main line railway station.

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The well-balanced accommodation includes three bedrooms and a family bathroom, together with a welcoming sitting room featuring an open fireplace, a separate family room/study and a kitchen/dining room with integrated appliances and pleasant views across the rear garden.

Outside, the property benefits from a good-sized south-west-facing rear garden, offering an excellent space for outdoor enjoyment, together with a driveway providing off-road parking for one vehicle and potential for additional parking to the rear.

Combining traditional Victorian character with spacious and versatile accommodation in a sought-after location, this appealing home offers an excellent opportunity for purchasers seeking a character property close to the many amenities of Farnham town centre.

General: Services - Mains water and electricity. Gas heating to radiators. Double glazed windows. / Local Authority - Waverley Borough Council, The Burys, Godalming, GU7 1HR / Council Tax - Band D with an annual charge for the year ending 31.03.27 of £2,602.91. / Tenure - Freehold / EPC Rating - D / Mobile phone available. Ultrafast broadband (via Ofcom).



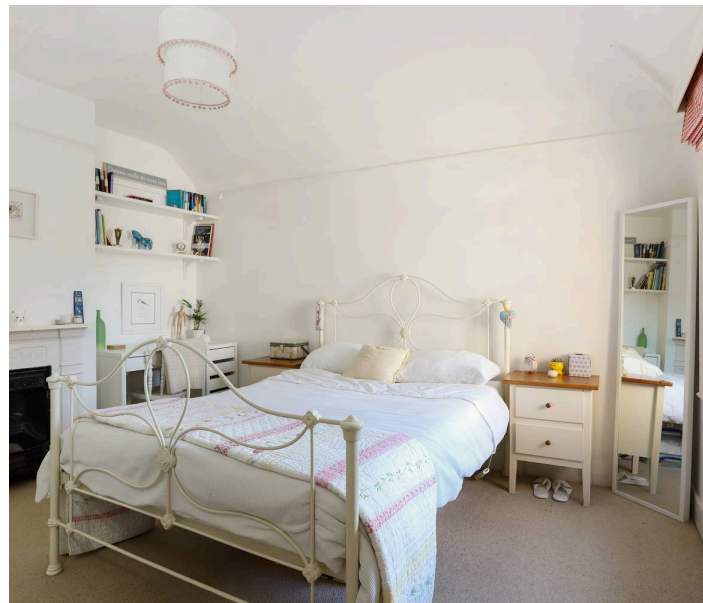


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Situation: Weydon Hill Road is a prime location to the south of Farnham and is within walking distance of the mainline station, town centre, South Farnham School and Weydon Secondary School. Local facilities are close by at The Ridgway and The Bourne, and include a store, bakery, butcher, public house, newsagents, veterinary clinic, chemist, tennis courts and recreation ground. The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafés and an excellent choice of restaurants. There is a Waitrose, Sainsbury's, Leisure Centre, David Lloyd Club, local Rugby, Football and Tennis clubs, and Farnham's historic deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking, cycling and dog walking.

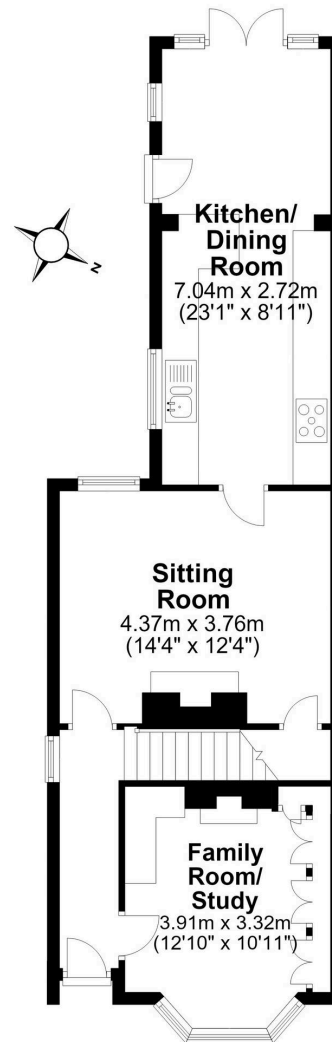
Location: Farnham town centre 1 mile, Farnham station 0.9 miles (Waterloo from 53 minutes) Guildford (A3) 9 miles, London 40 miles (All distances and times are approximate)



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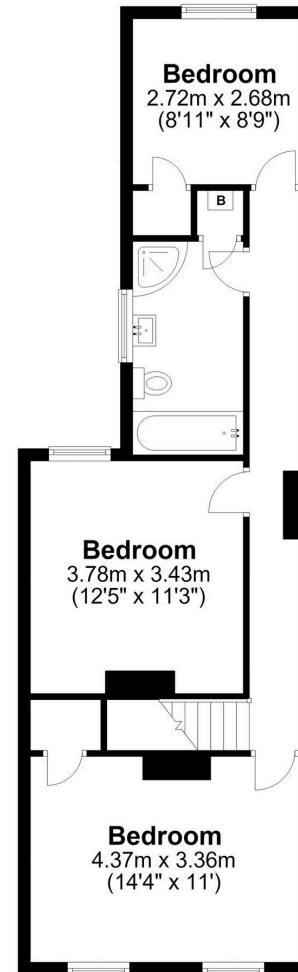
Ground Floor

Approx. 55.4 sq. metres (596.5 sq. feet)



First Floor

Approx. 55.1 sq. metres (592.8 sq. feet)



Total area: approx. 110.5 sq. metres (1189.3 sq. feet)

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

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Directions: Leave Farnham via the A287 Firgrove Hill and turn right into Arthur Road. Continue round the left hand bend and the road becomes Weydon Hill Road. The property is situated on the right hand side towards the top.