



58 Shortheath Road, Farnham

Surrey GU9 8SQ

Guide Price **£1,300,000**

ANDREW LODGE

estate agents



58 Shortheath Road

Farnham

A much loved family home with exceptional potential within walking distance of local schools.

- Drawing room with bay window
- Kitchen/dining room
- Sitting room
- Family room
- Conservatory
- 5 bedrooms
- 2 bathrooms (1 en-suite)
- Delightful rear garden
- Driveway parking for several vehicles
- No onward chain

A rare opportunity to acquire a substantial detached family home, offered to the market for the first time in over 40 years. Situated within walking distance of local schools, 58 Shortheath Road presents an exciting opportunity for a new owner to modernise, remodel and potentially extend the property, subject to the necessary planning consents.

Offering generous and versatile accommodation across two floors, together with established gardens and a private driveway accessed from Firfield Road, this is a home with considerable scope to create a superb long-term family residence.



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The welcoming ground floor offers a particularly versatile arrangement of living and bedroom accommodation.

The fine living room provides an inviting principal reception space, featuring a character fireplace that forms an attractive focal point. A separate front-aspect family room offers additional reception space, while the front-aspect conservatory enjoys a southerly orientation and views across the garden, providing a pleasant setting in which to relax and enjoy the natural light.

To the rear is a further living room, overlooking the garden and offering flexibility for a variety of uses. This leads through to a fifth bedroom, which could equally lend itself to use as a home office, study or guest accommodation. A convenient en suite shower room serves this room.

The rear-aspect kitchen overlooks the garden and is fitted with a range of cupboards and worktop surfaces. With the potential for reconfiguration or enlargement, subject to planning, this area offers an excellent opportunity to create a contemporary family kitchen and entertaining space.

The first floor provides four bedrooms and a family bathroom. The principal bedroom is a generous double room and benefits from its own en suite cloakroom. Three further bedrooms provide flexible accommodation for children, guests or additional work-from-home space.

There is also potential to convert the loft to create a principal bedroom suite, subject to the necessary planning permissions and building regulations, offering an exciting opportunity to further enhance the accommodation and make full use of the property's existing footprint.





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Outside: The property enjoys both front and rear gardens, with the driveway accessed from Firfield Road. The gardens are predominantly laid to lawn and are complemented by established shrub borders and mature hedgerows, providing a good degree of greenery and privacy. The south-facing aspect to the front further enhances the outdoor space and is particularly enjoyed from the conservatory. The combination of established gardens, driveway and the property's detached position provides an excellent foundation for creating an attractive family home.

Having been cherished by the same owners for more than four decades, this is a property that offers something increasingly difficult to find: space, position, character and genuine potential. The house would now benefit from modernisation and offers considerable scope for renovation, reconfiguration and extension, subject to planning. Whether looking to create a spacious contemporary family home or undertake a more comprehensive transformation, 58 Shortheath Road provides an exciting blank canvas.

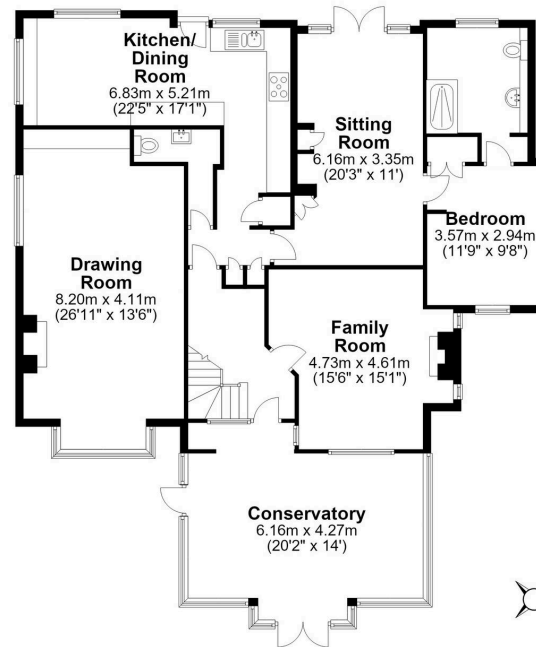
General: Services - All mains services. Gas central heating to radiators. Local Authority - Waverley B.C., The Burys, Godalming GU7 1HR. / Council Tax Band G with a charge for the year ending 31.03.27 of £4,330.18 / Tenure - Freehold / EPC rating - E / Mobile coverage available, Ultrafast broadband.



Shortheath Road, Farnham, GU9 8SQ

Ground Floor

Approx. 155.7 sq. metres (1676.0 sq. feet)



First Floor

Approx. 80.8 sq. metres (869.2 sq. feet)



House area: approx. 236.4 sq. metres (2544.6 sq. feet)

Outbuilding area: approx. 15.1 sq. metres (162.5 sq. feet)

Total area: approx. 251.5 sq. metres (2707.1 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 continue to the top. At the traffic lights turn right into Ridgway Road and continue into Shortheath Road. Number 58 can be found on the right hand side.