



Giffards Meadow, Farnham, GU9

Guide Price £1,500,000

TA
UK[®]



No Chain - Beautifully renovated and extended five bedroom detached home in sought-after cut-de-sac Just 0.5 miles from Farnham Station and 0.1 miles from South Farnham School, offering 2,771 sq ft of exceptional family living.



Key Features

- Fully renovated and extended by the current owners
- Approx. 2,771 sq ft including double garage
- Stunning open-plan kitchen/family room
- Garden room with sliding doors for indoor/outdoor living
- Underfloor heating throughout the entire ground floor
- Double garage and driveway parking for multiple cars
- 0.5 miles from Farnham Station (approx. 10-minute walk) London Waterloo Trains (under 1 hour)
- 0.1 miles from South Farnham School and within catchment for Weydon School
- Five Double Bedrooms including Luxurious principal suite with dressing room & en-suite
- NO CHAIN









••Guide Price £1,500,000 - £1,650,000••

Tucked away within the highly sought-after Giffards Meadow, a beautiful cul-de-sac in South Farnham, this exceptional detached family home has been comprehensively transformed by the current owners to create a home that perfectly balances contemporary luxury with practical family living. Extending to approximately 2,771 sq ft including the double garage, every aspect of the property has been thoughtfully designed around the way modern families actually live, entertain and spend time together.

From the moment you arrive, the sense of space is immediately apparent. A substantial driveway comfortably accommodates multiple vehicles, while the attractive setting and generous plot create an enviable first impression. Inside, the heart of the home is undoubtedly the stunning open-plan kitchen, family and entertaining space. Measuring almost 30ft by 28ft, it is a room designed for everyday life as much as special occasions. Centred around a large island and fitted with a range of Siemens integrated appliances, the space effortlessly combines cooking, dining and relaxation, while underfloor heating throughout the ground floor provides comfort all year round. A striking fireplace creates a cosy focal point during the winter months, whilst full-width aluminium bi-fold doors blur the boundary between inside and out during the summer, allowing the garden to become a natural extension of the living space.



SCAN QR CODE TO READ MORE



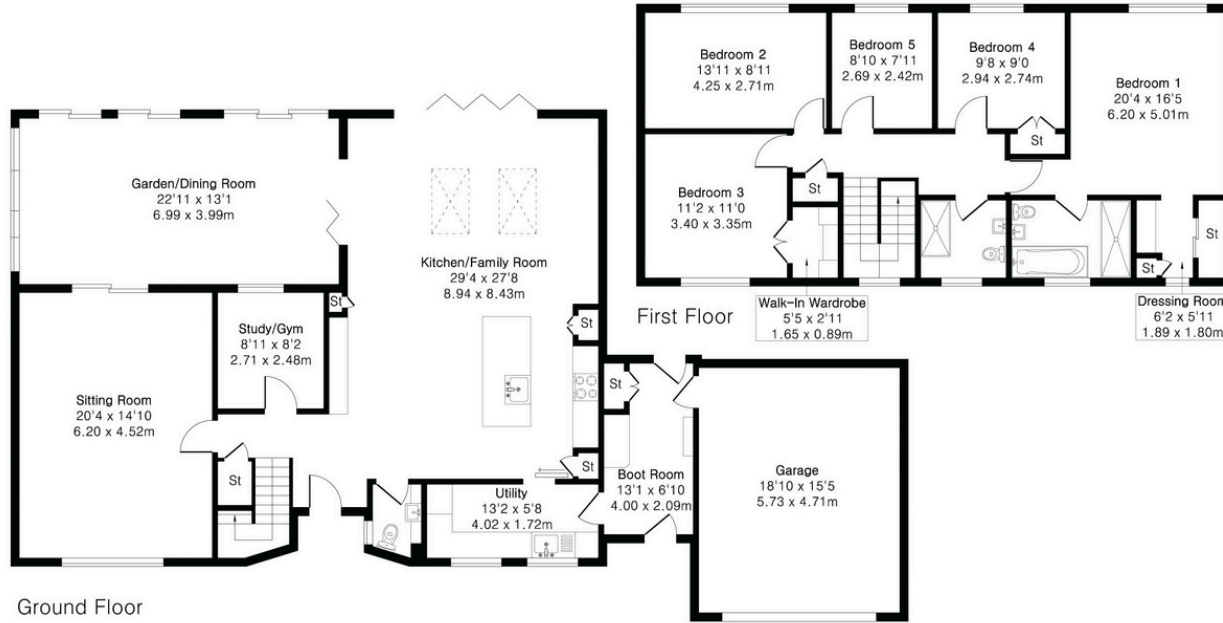




**Approximate Gross Internal Area 2771 sq ft - 257 sq m
(Including Garage)**

Ground Floor Area 1865 sq ft – 173 sq m

First Floor Area 906 sq ft – 84 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
England, Scotland & Wales		82	67

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	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			
England, Scotland & Wales		63	

Tenure Type: Freehold
Council Tax Band: G
Council Authority: Waverley

