



2a Downing Street, Farnham

GU9 7NX

Guide Price **£650,000**

ANDREW LODGE

estate agents



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Farnham

A rare Georgian Grade II listed gem in the heart of Farnham

- Attractive 3 bedroom attached Georgian home full of charm and character
- Elegant, well-proportioned accommodation arranged over two spacious floors
- Prime central location in the heart of Farnham town centre
- Two generous reception rooms retaining classic period features
- Private garage plus additional off-road parking for one vehicle (rare for central Farnham)
- Access to a communal garden
- Excellent potential for modernisation and enhancement to create a bespoke home

Occupying an enviable position in the very heart of Farnham town centre, this exceptionally attractive three bedroom attached Georgian Grade II listed home presents a rare opportunity to acquire a property of considerable charm, character and potential.

Beautifully proportioned and arranged over two spacious floors, the accommodation retains the elegance and generous room sizes synonymous with the Georgian era. The ground floor comprises two well-proportioned reception rooms, a kitchen and a cloakroom, whilst the first floor offers three generous bedrooms served by a shower room.



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Outside, the property enjoys the benefit of a communal garden, together with the significant advantage of a private garage and additional off-road parking for one vehicle—an increasingly rare asset in such a central location.

Offering tremendous scope for modernisation and enhancement, this wonderful home provides purchasers with the opportunity to create a truly exceptional residence tailored to their own tastes and requirements. Whether preserving its period character or sympathetically updating the interiors, the property represents an exciting prospect for those seeking a home of distinction.

Properties of this calibre and location seldom become available. Combining elegant Georgian architecture, generous accommodation, valuable parking, communal gardens and outstanding potential, this is a genuinely rare opportunity to secure a landmark home in one of Surrey's most sought after Market Towns.





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General: Services – All mains services. Gas central heating / EPC Rating – C / Local Authority – Waverley B C, The Burys, Godalming, Surrey GU7 1HR 01483 523333. / Council Tax – Band F with an annual charge for the year ending 31.03.27 of £3,759.76. / Tenure – Freehold / Service charge of £272.00 pa payable to St Andrews Court (Farnham) Management Company Ltd / Miscellaneous – 2 Resident's Parking Permits can be obtained from Surrey County Council / Mobile signal available. Ultrafast broadband. (via Ofcom).

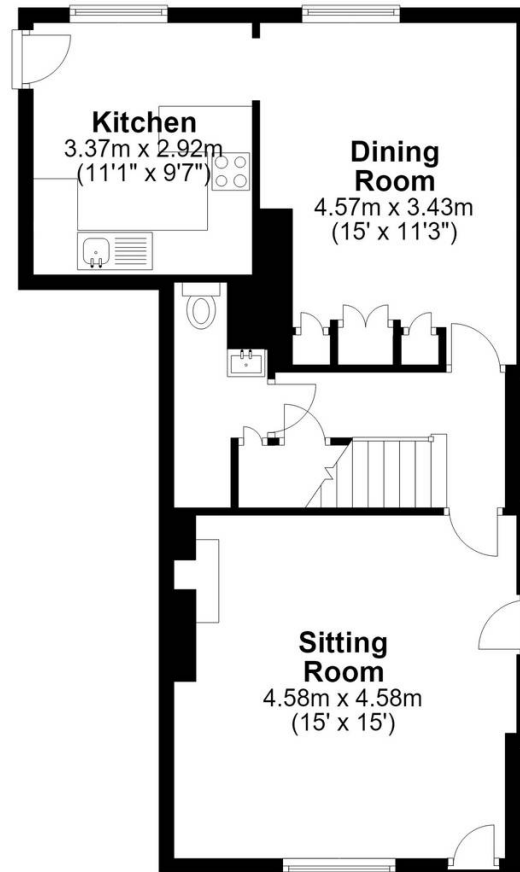
Situation: The property occupies a wonderful position, in the heart of the Georgian town centre, most convenient to Farnham Park and open countryside. The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafes and an excellent choice of restaurants including Gail's, Cote Brasserie, Pizza Express and Zizzi. There is a Sainsbury's, Waitrose, Farnham and David Lloyd Leisure Centres and the historic deer park offering over 300 acres of beautiful open countryside. There is an excellent choice of both state and private schools in the area including Waverley Abbey, South Farnham School, Weydon Academy Secondary School, Edgeborough Prep School, Frensham Heights and Barfield. Further opportunities exist within the immediate area for walking, riding and cycling with much of the neighbouring land belonging to the National Trust.



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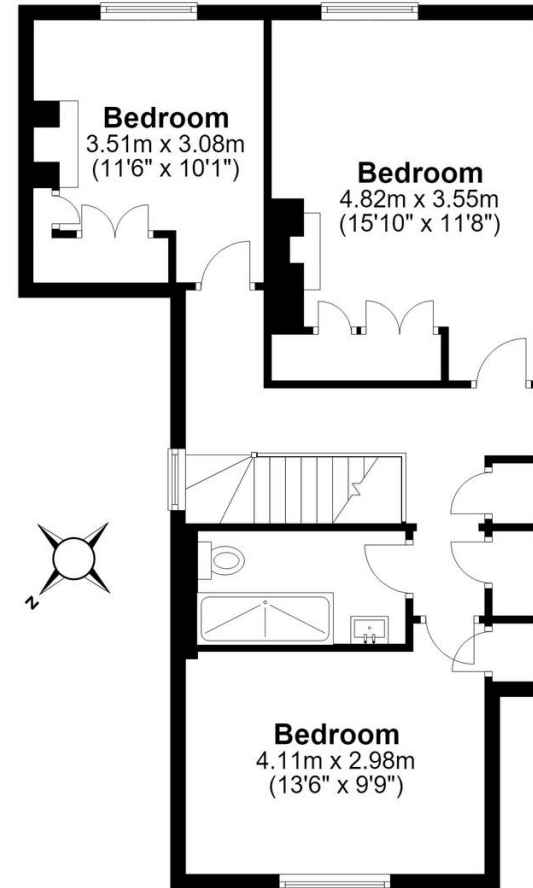
Ground Floor

Approx. 56.9 sq. metres (612.0 sq. feet)



First Floor

Approx. 58.9 sq. metres (634.2 sq. feet)



Total area: approx. 115.8 sq. metres (1246.2 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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