



63 Castle Street, Farnham

Surrey GU9 7LN

Guide Price **£1,100,000**

ANDREW LODGE

estate agents



63 Castle Street

Farnham

A delightful four-bedroom Georgian Grade II listed period home, enviably positioned on the prestigious Castle Street in the heart of Farnham.

- 4 bedrooms
- Family bathroom
- Living room
- Open plan kitchen/dining room
- Utility room
- Pretty courtyard garden
- 2 resident's parking permits via Surrey County Council
- Prestigious castle street location
- Grade II listed charm and character
- Close proximity to Farnham Park

Beautifully renovated by the current owners, this charming property effortlessly combines timeless character with stylish contemporary living.

A welcoming entrance hallway sets the tone, featuring elegant wall panelling that creates an immediate sense of warmth and sophistication. To the front of the property, the formal sitting room is filled with character, centred around an attractive open fireplace that provides a cosy focal point.



To the rear, the stunning open-plan kitchen and dining room has been thoughtfully designed for modern family life and entertaining. Oak beams add texture and charm, while the bespoke kitchen is fitted with a comprehensive range of integrated appliances, complemented by a central breakfast bar island. The kitchen opens directly onto a private, enclosed courtyard garden, creating a seamless connection between the indoor and outdoor spaces.

Beautiful oak flooring extends throughout the ground floor, enhancing the home's cohesive and high-quality finish.

The first floor offers four well-proportioned bedrooms, a stylish family bathroom, and a versatile landing area that has been cleverly utilised as a study space. Exposed beams continue throughout the upper floor, adding further character and celebrating the property's period heritage. There is ample and fully accessible loft storage.

Perfectly positioned just moments from Farnham's historic castle, Farnham park, vibrant town centre, boutique shops, cafés and excellent transport links, 63 Castle Street presents a rare opportunity to acquire an exceptional period home in one of the town's most sought-after locations.

General: Services - All mains services. Gas central heating/ EPC Rating - / 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 / 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, providing opportunities for walking and cycling.

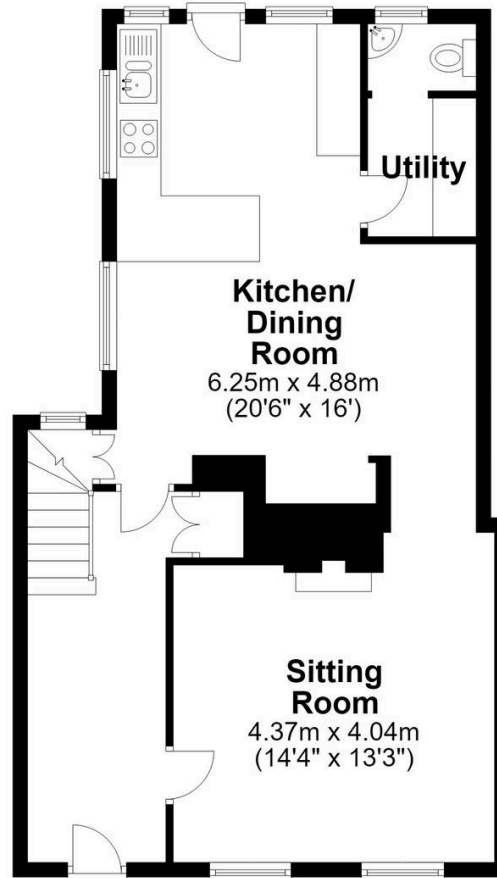
There is an excellent choice of both state and private schools in the area including Waverley Abbey, South Farnham School, Weydon Academy Secondary School, Edgeborough Prep School, Frensham Heights and Barfield. Further opportunities exist within the immediate area for walking, riding and cycling with much of the neighbouring land belonging to the National Trust. Sailing is also available at the nearby Frensham Great Pond. Travel links are first class with the A31 and the A3 about 7 miles. The A331 Blackwater Valley road links Farnham with the M3, M25 and Heathrow.



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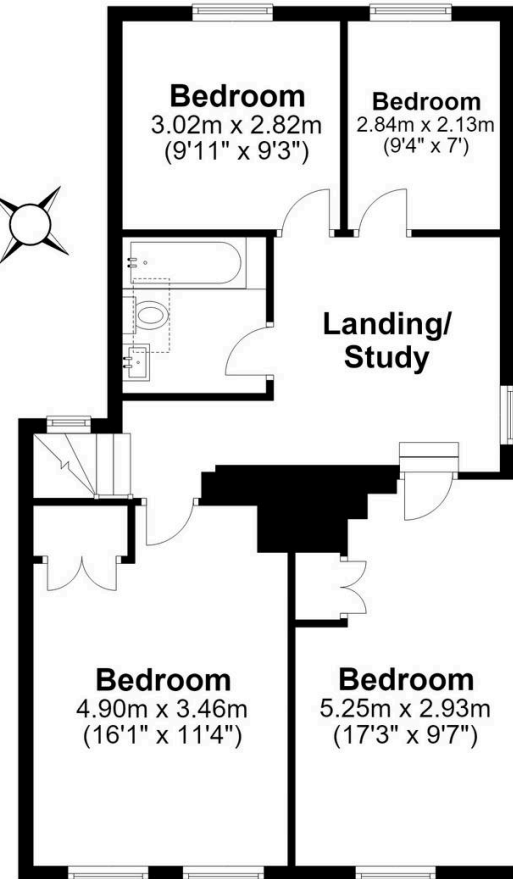
Ground Floor

Approx. 65.1 sq. metres (700.3 sq. feet)



First Floor

Approx. 67.5 sq. metres (726.1 sq. feet)



Total area: approx. 132.5 sq. metres (1426.4 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: From our office, proceed to the top of Downing Street and turn right into The Borough. Turn left into Castle Street and the property can be found on the right hand side.