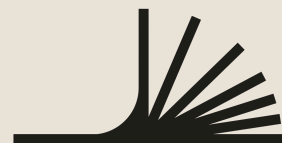




16a West Street, Farnham

Farnham

Guide Price £1,100,000





16a West Street

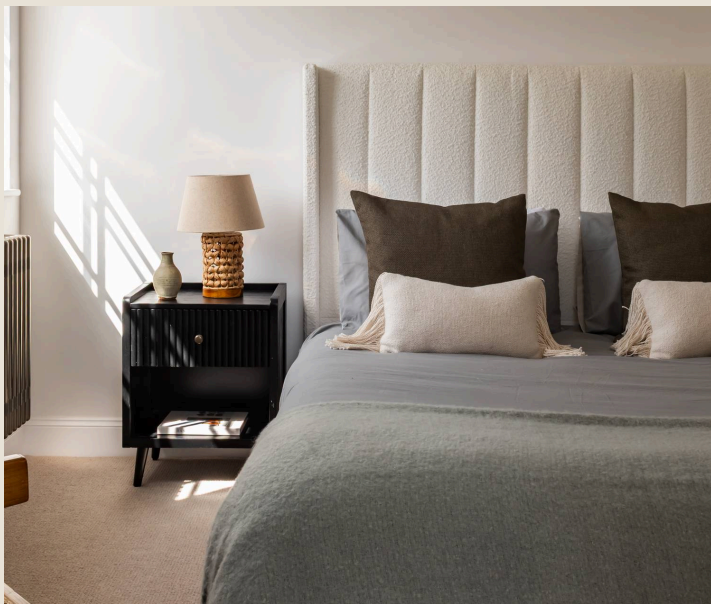
Farnham

Exceptional 3-bed, 2-bath Coach House in gated Farnham centre. Private parking, roof terrace, restored historic features, EPC A, modern kitchen, mezzanine, near shops and station. Guide £1,100,000.

Council Tax band: TBD

Tenure: Leasehold

- Private gated setting
- Dedicated parking
- South-facing private roof terrace
- Central Farnham location
- British-made bespoke timber kitchen with kitchen island and quartz worktops
- Air-Source Heat Pump
- Mechanical Ventilation with Heat Recovery
- SMEG appliances throughout
- Luxury Crosswater sanitaryware
- EPC Rating: A



Set within a private gated development in the heart of Farnham, The Coach House is an exceptional three-bedroom, two-bathroom home combining historic character with high-quality contemporary design. The property benefits from a private entrance, dedicated parking and a south-facing private roof terrace with views towards Grade I Listed St Andrew's Church.

The town centre's shops, restaurants, cafés and local amenities are all within easy reach, while Farnham railway station provides convenient connections towards London. The property's central location, private outside space and impressive energy-efficient specification make it a particularly rare opportunity within the town.

Originally a working coach house serving the hop fields connected to Farnham's brewing heritage, the building has been carefully restored and converted. Original exposed King Post beams have been retained and refurbished, creating a distinctive interior while preserving the character of the original building.

The main living space has been designed for modern open-plan living, with a bespoke British-made shaker-style timber kitchen by Stonehouse forming the centrepiece. The kitchen includes a statement island, quartz worktops, pendant lighting and a full range of SMEG appliances, with the accommodation flowing naturally into the dining and living areas.

The property also includes a mezzanine level, providing flexible additional space suitable for use as a study, reading area or occasional seating space.

The principal bedroom benefits from a high-quality en-suite bathroom, with luxury Crosswater sanitaryware also used throughout the property. Triple-glazed windows and balcony doors, an air-source heat pump and mechanical ventilation with heat recovery contribute to the property's excellent EPC A rating.

Outside, the private south-facing roof terrace provides valuable outdoor space in the centre of Farnham and enjoys views across the surrounding historic townscape. The property is also arranged around an attractive landscaped communal courtyard within the secure gated development.

The Coach House offers a distinctive combination of central location, private parking, outdoor space, architectural character and modern energy-efficient living.

Guide Price: £1,100,000

EPC Rating: A



Stories™

Property.
Told *differently.*

Stories™
Property.
Told *differently.*

Stories

10 West Street
Coventry, CV1 2JF
01203 441 804

Rewriting the story of what agency can be.

Stories



StoriesTM

