



29 West End Grove, Farnham

Surrey, GU9 7EG

Guide Price **£1,300,000**

ANDREW LODGE

estate agents



29 West End Grove

Farnham

A charming four bedroom detached family home, dating back to 1901 by the renowned local architect Harold Falkner and understood to be the first house he designed for someone outside his own family.

- Rare Harold Falkner-designed home dating from 1901
- Retaining a wealth of period features and architectural detailing for which Falkner is renowned
- Four bedroom detached family home with considerable scope to update and enhance
- Three reception rooms, kitchen/breakfast room, utility and cloakroom
- Two bath/shower rooms, including one en-suite
- Large loft space offering potential for alteration, subject to planning
- Wrap-around private garden, garage and parking for three cars, with distant views across Farnham
- Highly sought-after West End Grove location, within a short walk of Farnham's historic Georgian town centre

29 West End Grove

Farnham

A Rare Harold Falkner Home occupying a particularly desirable position at the end of West End Grove, this characterful home presents a rare opportunity to acquire a property with a fascinating connection to Farnham's architectural heritage. It retains many of the period features and architectural details for which Falkner is renowned, whilst offering considerable scope for a new owner to update, enhance and adapt the accommodation to suit their own requirements. Harold Falkner is synonymous with much of Farnham's distinctive architectural character, celebrated for his sympathetic use of traditional materials, proportions and period detailing. The opportunity to own one of his early homes, and one with such interesting provenance, is particularly special.

The accommodation provides four bedrooms, three reception rooms, a kitchen/breakfast room, utility room, cloakroom and two bath/shower rooms, one en-suite. A particularly generous loft space also offers potential for alteration, subject to the necessary planning consents.

Outside, a wrap-around garden provides a high degree of privacy, together with a garage and parking for three cars. There are also distant views across Farnham.

The location is exceptional, being within a short walk of Farnham's historic Georgian town centre, whilst enjoying the peaceful and highly sought-after setting of West End Grove – a location which is rarely available.





A wonderful opportunity to acquire a distinctive piece of Farnham's architectural heritage and create a superb family home in one of the town's most desirable locations.

General: Services – All mains services. Gas central heating. / Local Authority – Waverley B. C., The Burys, Godalming GU7 1HR 01483 523333. / Council Tax – Band G with an annual charge for the year ending 31.03.27 of £4,338.18 / Tenure – Freehold. / EPC Rating – E / Mobile signal available. Ultrafast broadband. (via Ofcom).

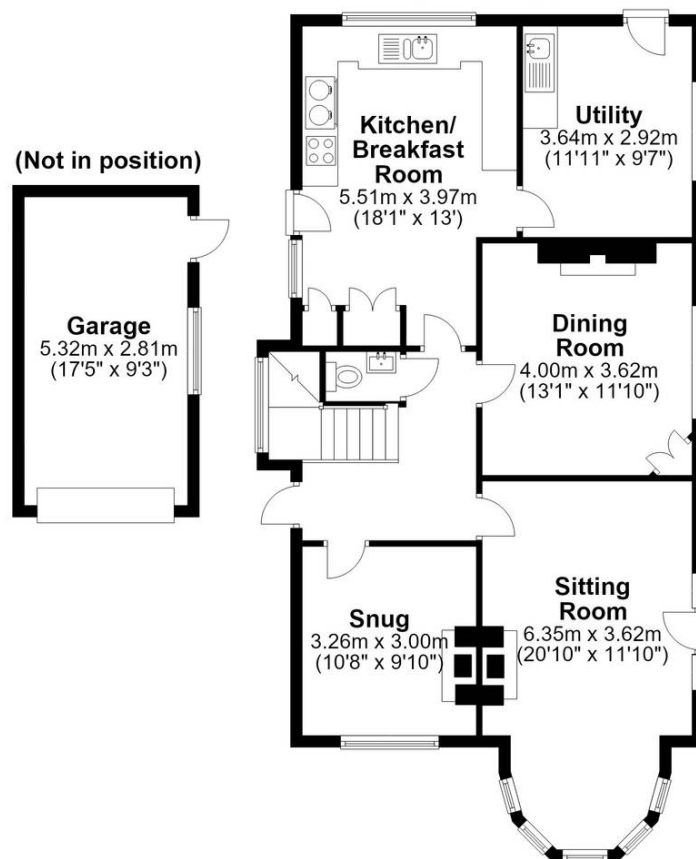
Situation: 29 West End Grove is situated in this quiet and sought after edge of town private no through road. The property affords a most convenient position, within a short walk of the Georgian town centre. The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafés and an excellent choice of restaurants. There is a Waitrose, Sainsbury's, Leisure Centre, David Lloyd Club, local Rugby, Football and Tennis clubs, and Farnham's 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 Potters Gate Primary School, St Andrew's Infant School, South Farnham School, Highfield South Farnham, Weydon Secondary School, Frensham Heights and Edgeborough.



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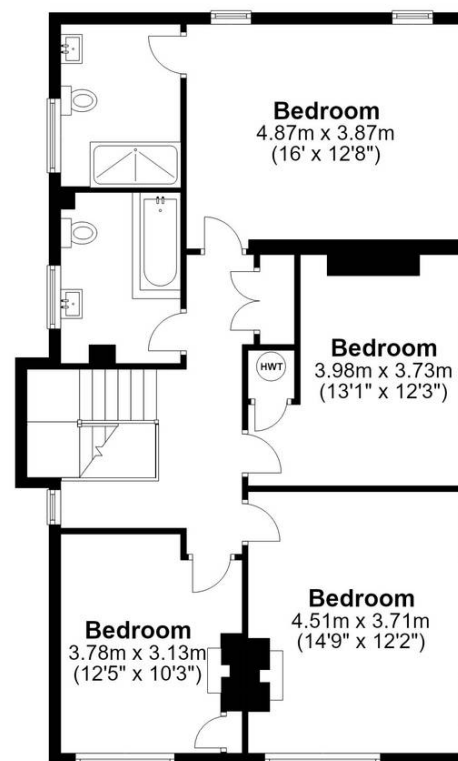
Ground Floor

Approx. 88.9 sq. metres (957.2 sq. feet)



First Floor

Approx. 88.6 sq. metres (953.6 sq. feet)



House area: approx. 177.5 sq. metres (1910.8 sq. feet)

Garage area: approx. 15.0 sq. metres (161.5 sq. feet)

Total area: approx. 192.5 sq. metres (2072.3 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 West Street and at the mini roundabout go straight across. Take the first right into West End Grove where number 29 can be found at the end ahead of you.