

12 Briars Close, Farnborough

Farnborough

McCarthy Holden

Guide Price £625,000







12 Briars Close

Farnborough

This spacious and versatile four bedroom family home, situated in a popular residential area of Southwood. The property offers well proportioned accommodation arranged over two floors, with a flexible layout ideal for modern family living, including multiple reception rooms and a detached home office.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

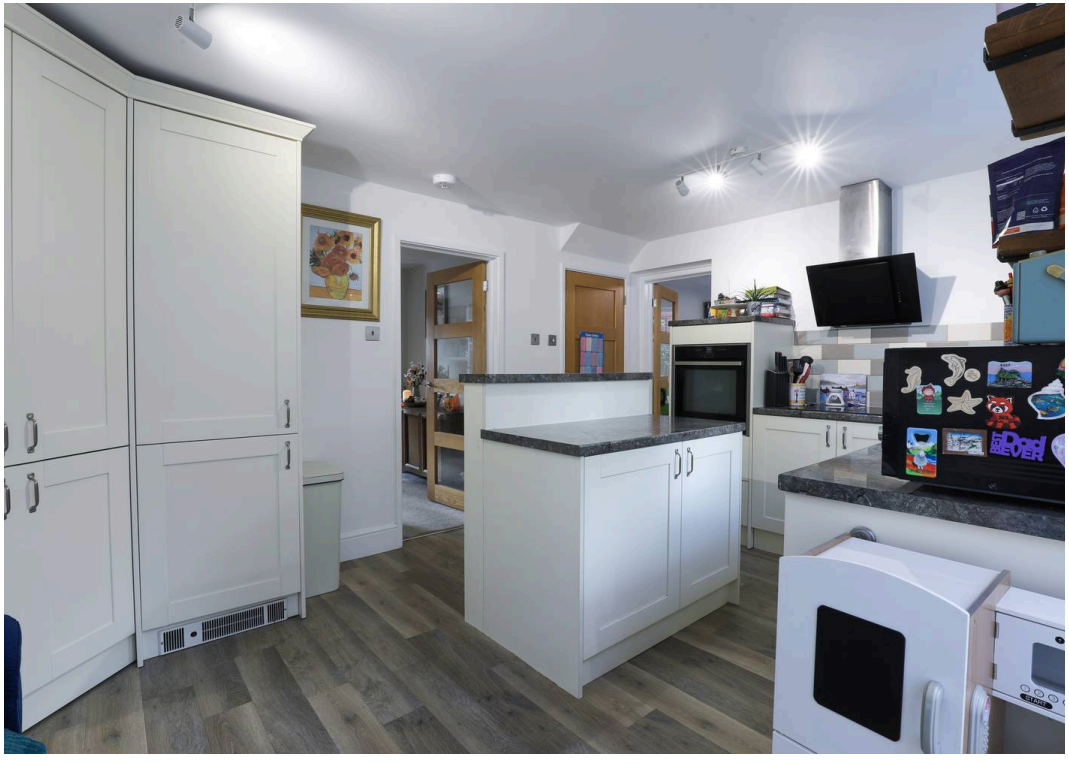
- Extended Family Home
- Driveway Parking
- Southwood Area
- Close to Local Shops and Amenities
- Close to Primary School
- Generous Bedrooms

McCarthy Holden









The Property

This spacious and versatile four bedroom family home, situated in a popular residential area of Southwood. The property offers well proportioned accommodation arranged over two floors, with a flexible layout ideal for modern family living, including multiple reception rooms and a detached home office.

Ground Floor

The ground floor opens into an entrance hall, providing access to the main reception rooms and stairs rising to the first floor. The generous living room offers a comfortable space for relaxing and entertaining, with a separate family room providing additional reception space. The kitchen is well positioned at the heart of the home, with a separate dining room offering an ideal setting for family meals and entertaining.

A useful utility room provides additional space for household appliances and everyday practicalities, whilst a ground floor shower room further enhances the functionality of the home. The property also benefits from a garage, providing useful storage space.

First Floor

On the first floor there are four bedrooms, offering flexible accommodation for families, guests or those requiring additional workspace. The main bedroom is complemented by a dressing room with en suite shower room, whilst the remaining bedrooms are served by the family bathroom facilities.

Outside

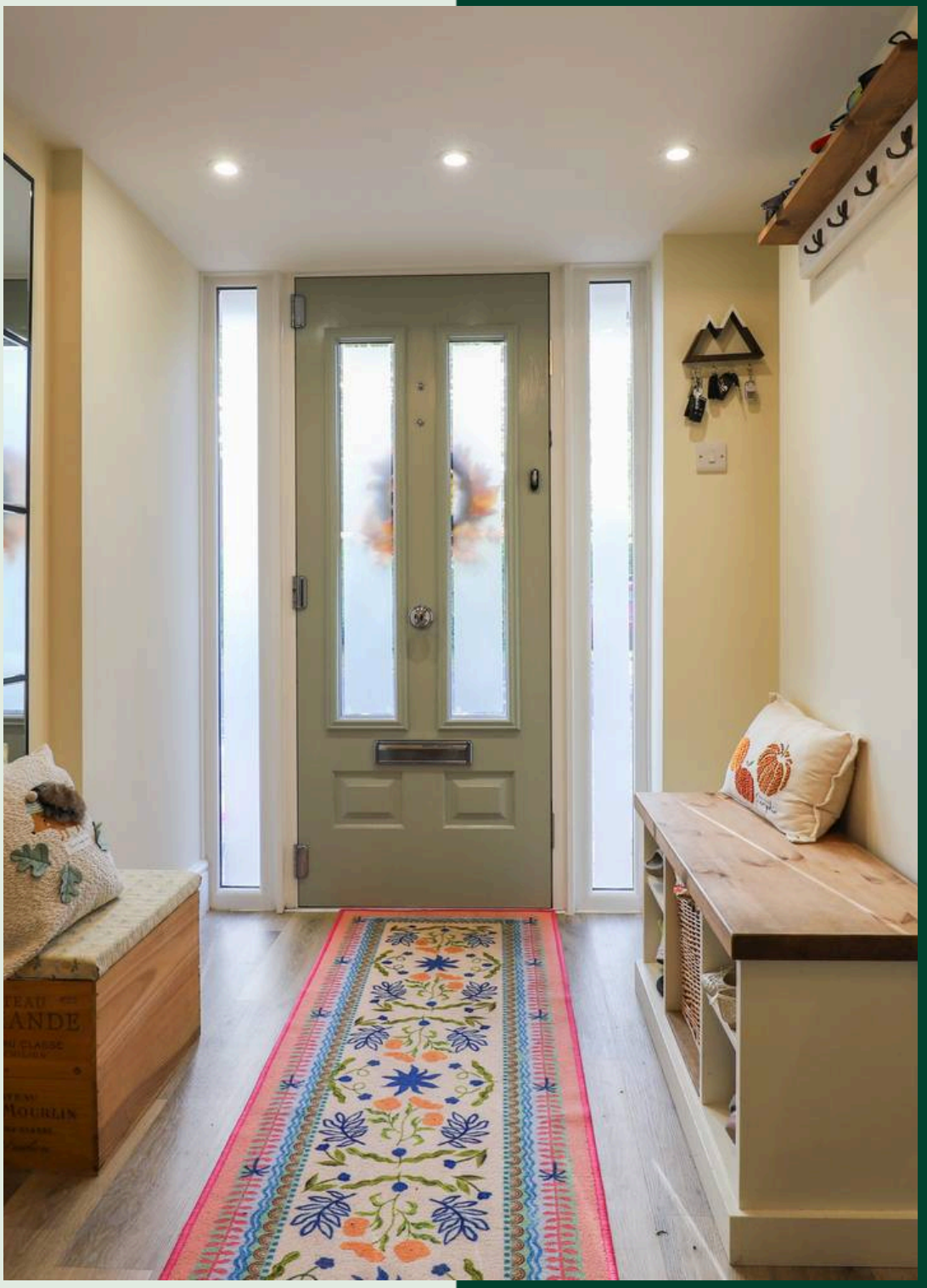
The property further benefits from a detached outbuilding, currently arranged as a home office, providing an ideal dedicated space for working from home, hobbies or other uses.

The rear garden has a paved seating terrace with the remainder being laid mostly to lawn.

Location

The property is located on the popular Southwood development which allows easy access to Farnborough Airport, local supermarkets and Farnborough town centre which offers an array of shops, leisure facilities and excellent state and private schools. For the commuter Farnborough railway station gives access to London Waterloo and the M3 allows access to London, the M25, Heathrow Airport and the South West.

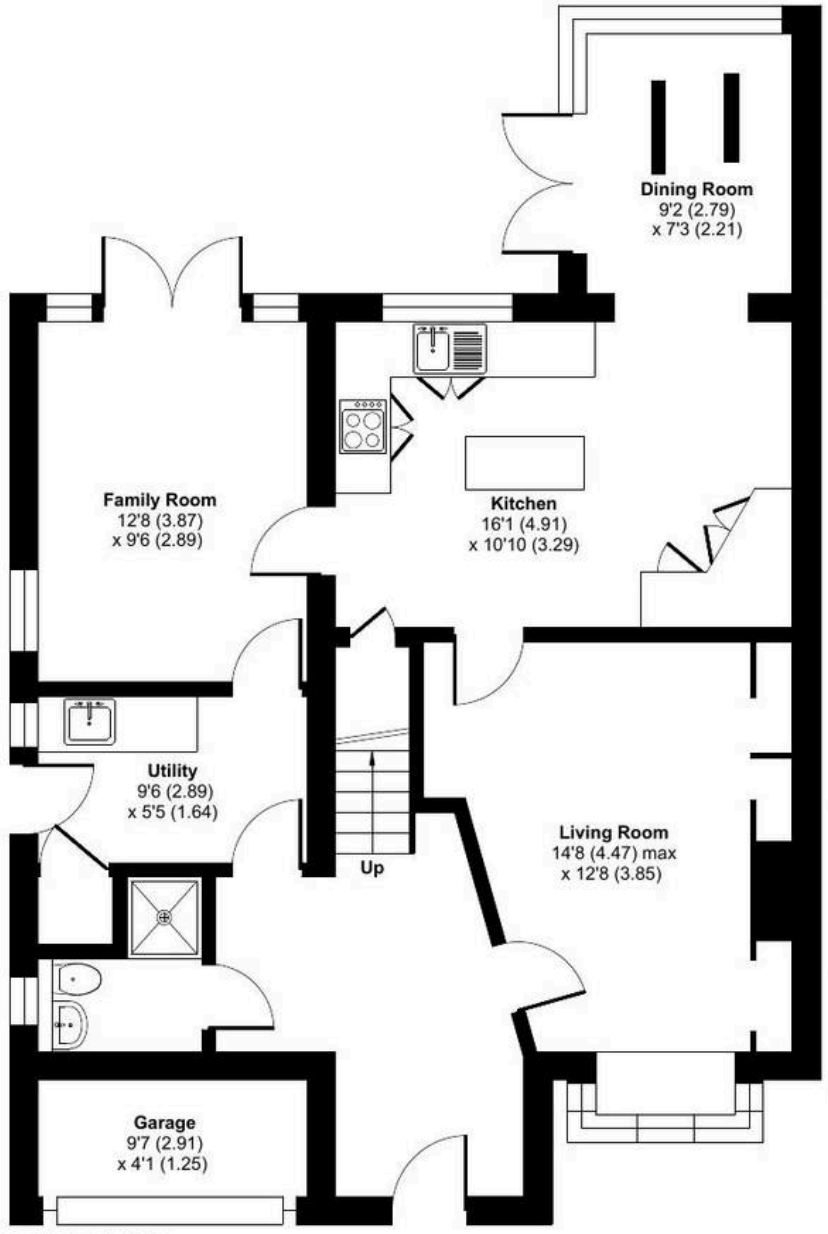
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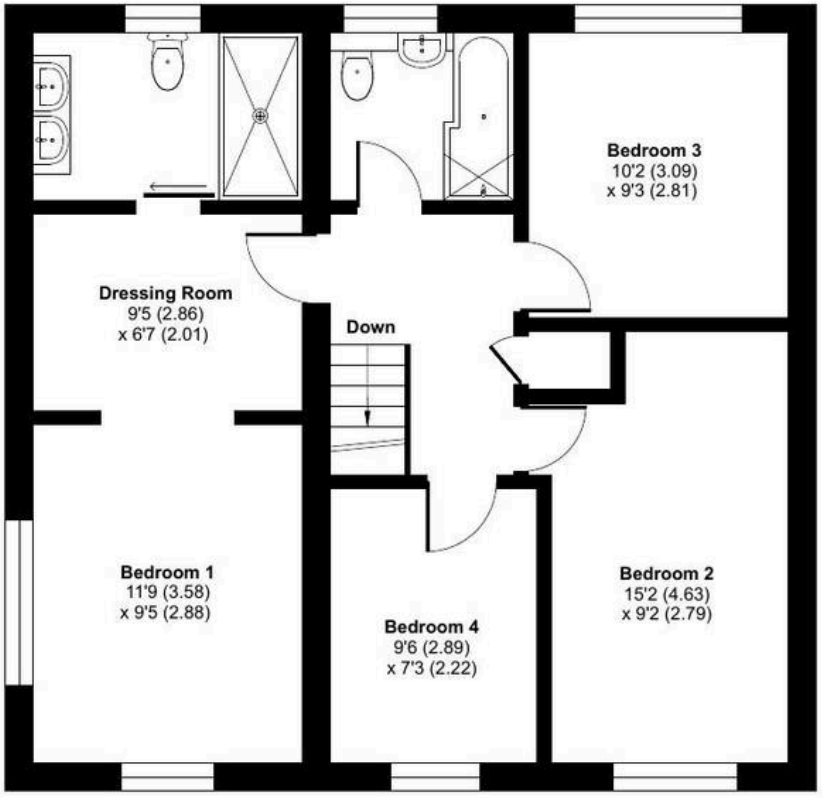


Briars Close, Farnborough, GU14

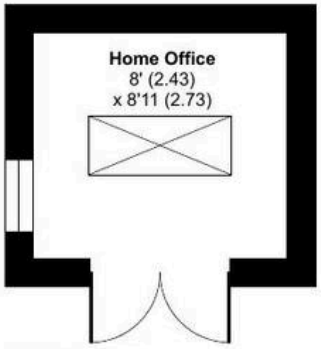
Approximate Area = 1486 sq ft / 138 sq m
Garage = 39 sq ft / 3.6 sq m
Outbuilding = 71 sq ft / 6.5 sq m
Total = 1596 sq ft / 148.1 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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