THOMAS BROWN
ESTATES



14 Orchard Road, Farnborough, BR6 7BP

Asking Price: £575,000

- 2 Double Bedroom Semi-Detached Victorian House
- 24’02 Lounge & 18'09 Kitchen/Diner
- Sought After Farnborough Village
- Summerhouse, Extended to Rear











Property Description

Thomas Brown Estates are delighted to offer this rare to the market, wonderful two double bedroom rear extended Victorian semi-detached home, situated in the highly sought after Farnborough Village. Beautifully combining charming period features with stylish modern décor, this impressive property offers a superb blend of character, contemporary living and generous accommodation.

Ideally positioned within walking distance of local shops, Locksbottom High Street, High Elms Country Park and a number of highly regarded local schools, the property is perfectly placed for enjoying everything this popular village location has to offer.

The accommodation comprises an entrance hall with a convenient ground floor WC, leading through to an impressive 24'2 lounge featuring a character fireplace and double glazed sash windows. To the rear is a superb 18'9 x 12'8 open-plan kitchen/dining room, enhanced by a striking sky lantern, alongside bi-fold doors opening directly onto the rear garden.

To the first floor, a landing provides access to two double bedrooms and a spacious family bathroom, complete with both a separate bath and shower.

Externally, the property enjoys a beautifully landscaped, courtyard-style rear garden, providing an ideal setting for alfresco dining and entertaining, further complemented by a useful summerhouse. To the front, there is on street parking.

Orchard Road is ideally situated for a range of local amenities, including Farnborough Primary School and Darrick Wood School, together with village shops, transport links and local bus routes.

Internal viewing is highly recommended to fully appreciate the character, quality of accommodation and superb village location this delightful home has to offer. Please contact Thomas Brown Estates to arrange your viewing.









Entrance Hall:
Composite door to front, wood effect flooring, radiator.

Lounge:
24' 02" x 13' 10" (7.37m x 4.22m). Feature fireplace, three sash double glazed windows to front, carpet, two radiators.

Kitchen/Diner:
18' 09" x 12' 08" (5.72m x 3.86m). Range of matching wall and base units with worktops over, one and a half bowl sink, integrated double oven, integrated 5 ring gas hob with extractor over, integrated dishwasher, integrated washing machine, space for American fridge/freezer, integrated wine cooler, double glazed bi-folding doors to rear, sky lantern, Amtico flooring, radiator.

Cloakroom:
WC, wash hand basin, part tiled walls, wood effect flooring.

Stairs To First Floor Landing:
Storage cupboard, carpet, radiator.

Bedroom 1:
13' 07" x 10' 01" (4.14m x 3.07m). (Measured to back of wardrobes). Fitted wardrobes, two double glazed sash windows to front, carpet, radiator.

Bedroom 2:
10' 08" x 8' 05" (3.25m x 2.57m). Double glazed sash window to rear, carpet, radiator.

Bathroom:
WC, wash hand basin in a vanity unit, bath with shower attachment, shower cubicle, double glazed opaque sash window to rear, double glazed opaque window to side, part tiled walls, Kardean flooring, heated towel rail.

Other Benefits Include:

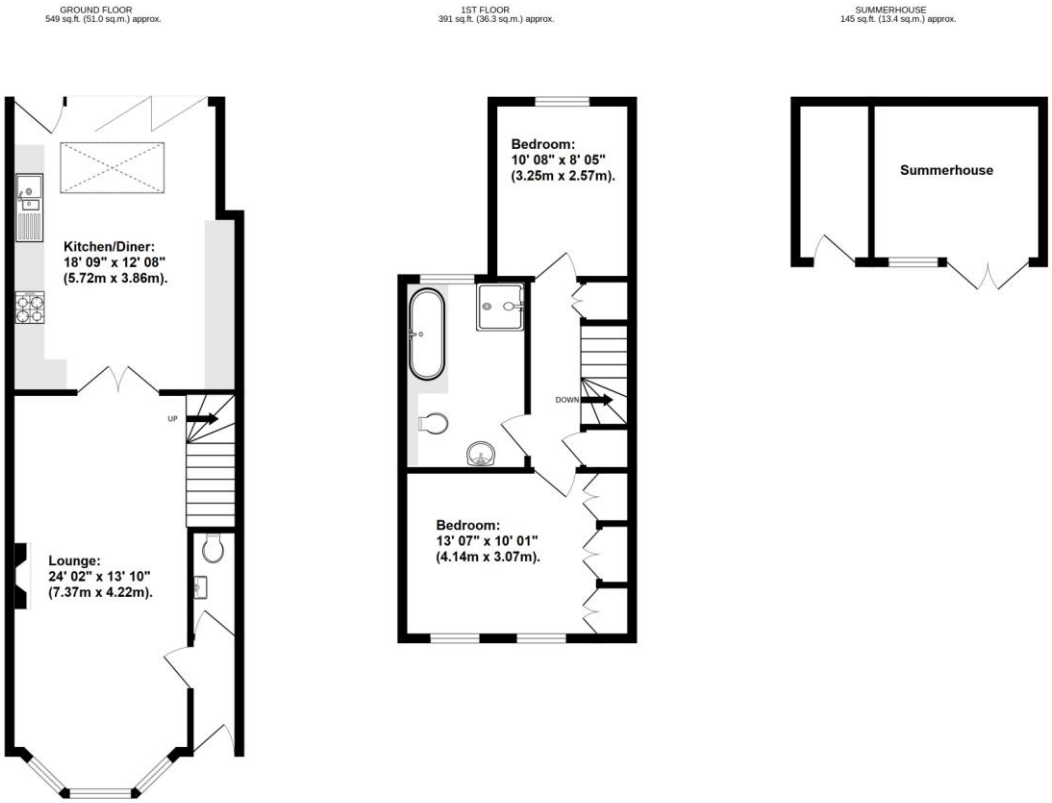
Courtyard Style Garden:
32' 0" x 18' 0" (9.75m x 5.49m). (Measured at maximum). Landscaped, summerhouse.

Front Garden:
Low maintenance.

On Road Parking

Double Glazing

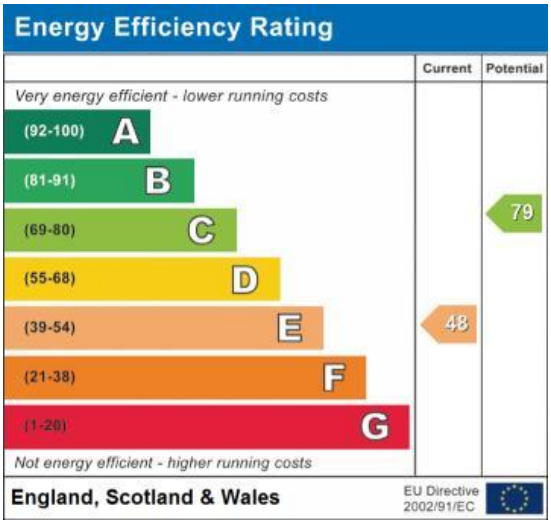
Central Heating System



TOTAL FLOOR AREA : 1084 sq.ft. (100.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band: E

Tenure: Freehold

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Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.
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Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk
01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

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