



The Willows,
West Street, Farnham

HAMPTONS
INTERNATIONAL



The Willows, West Street, Farnham, GU9 7AP

Summary Of Accommodation

Drawing room, dining room, kitchen / breakfast room, sitting room, cloakroom, utility room, entrance hall, vaulted ceiling, master bedroom with en-suite shower, 4 further bedrooms, family bathroom, attractive landing, integral garage, home office/studio, ample parking, in and out driveway, south east gardens, plot totals 0.46 of an acre.

GUIDE PRICE: £895,000 freehold



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A beautifully presented and recently refurbished 5 bedroom family home situated in a convenient and accessible location close to Farnham town centre with garden and grounds of approximately 0.5 of an acre.
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Description

A superb five bedroom family house which has recently been extended and refurbished to now provide a wonderful home in an enviable position close to Farnham centre. The property is ideal for a growing family and boasts easy and spacious accommodation throughout. The house has been completed to a contemporary finish with style and flair utilising high quality fittings and finishings whilst retaining the intrinsic character of the original house. There is an excellent kitchen/breakfast room with fitted appliances, painted oak units with granite worktops, and this area of the house has a unique feature of full width room with bi-folding doors opening out onto the patio and garden. In all a lovely family home in a convenient location with pleasant gardens.

Situation

This house is conveniently located on the southern side of West Street in Farnham and boasts grounds of just under 0.5 of an acre with a south east aspect. There are numerous walks close by through the water meadows along the River Wey and leading into Farnham centre. Farnham itself is an historic former market town recognised for its Castle, wide principle street and fine medieval and Georgian architecture. The town provides a comprehensive range of shopping, cultural and educational facilities and has an excellent choice of state and private schools. There is a main line station providing trains to Waterloo within the hour and there is easy access to the A31 leading to the A3 and national motorway via the M25. Heathrow and Gatwick are both accessible from this location.

Outside

This property sits in an attractive plot totalling almost 0.5 of an acre with the front garden mainly laid to lawn with a gravel covered in and out driveway, providing parking and turn around for numerous cars and an integral garage with twin opening doors. There is pedestrian access to the rear garden which has a good sized lawn area continuing down to a copse with mature trees and shrubs giving good privacy and seclusion. The rear garden has a wonderful south east aspect and immediately adjoining there is a newly built large patio which is ideal for entertaining and relaxing. There is a very useful detached outbuilding which is ideal as a home office/or studio.

Directions

From the centre of Farnham proceed west along West Street, over the mini roundabout and past the Cemetery on the left. The Willows will be seen on the left hand side.

Local Authority

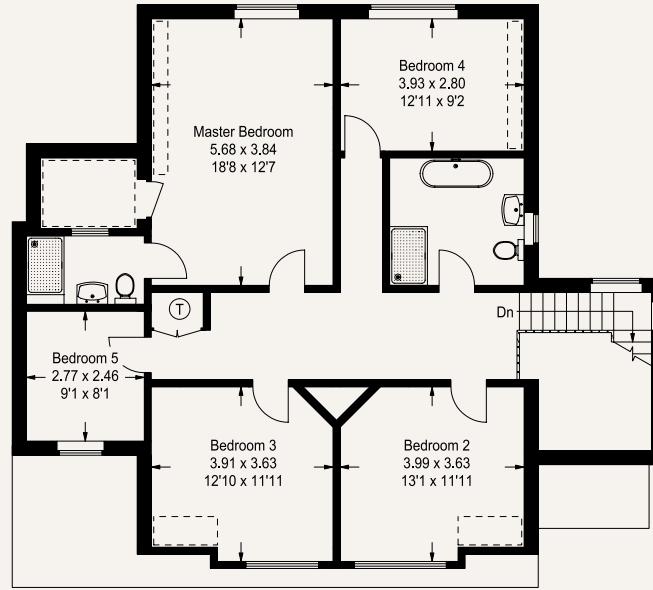
Waverly Borough Council – Tel: 01483 523333.

For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. It should not be assumed that the property remains as displayed in the photographs and no assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a guide only and are not precise. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains, blinds, furniture, lighting, kitchen equipment and garden statuary, whether fitted or not, are deemed to be removable by the Vendor unless specifically itemised within these particulars. It should not be assumed that the property has all necessary planning permissions, building regulations or other consents and where any reference is made to planning or potential uses such information is given in good faith.

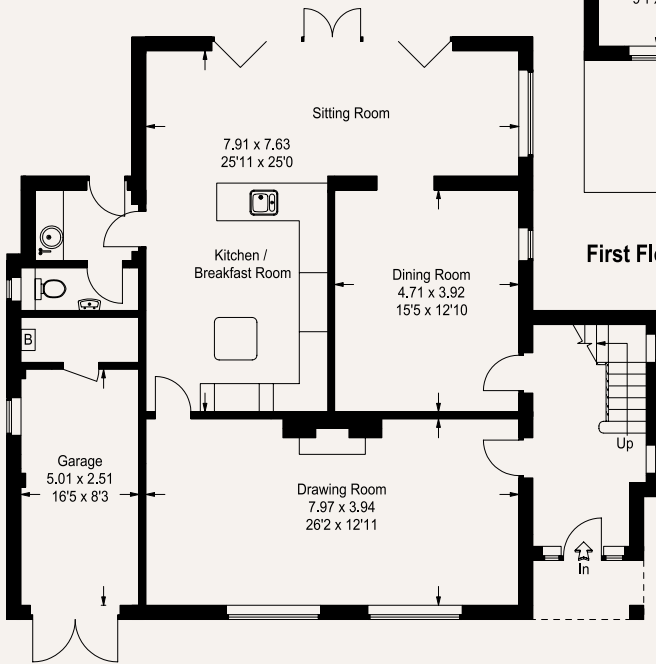
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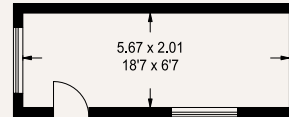
Approximate Gross Internal Area :- 227 sq m / 2443 sq ft
 Garage :- 16 sq m / 172 sq ft
 Office / Studio :- 11 sq m / 118 sq ft
 Total :- 254 sq m / 2734 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location/ Orientation)
Office / Studio

Energy Performance Certificate



The Willows, West Street, FARNHAM, GU9 7AP

Dwelling type: Detached house
 Date of assessment: 07 August 2012
 Date of certificate: 07 August 2012
 Reference number: 0894-2803-6987-9402-6295
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 207 m²

Use this document to:

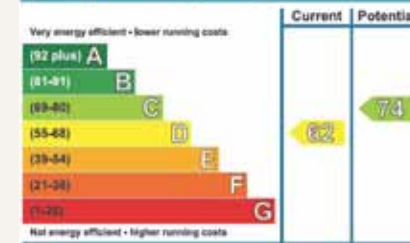
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£4,659
Over 3 years you could save	£825

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£483 over 3 years	£243 over 3 years	
Heating	£3,810 over 3 years	£3,225 over 3 years	
Hot Water	£366 over 3 years	£366 over 3 years	
Totals	£4,659	£3,834	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£420	✓
2 Floor insulation	£800 - £1,200	£207	✓
3 Low energy lighting for all fixed outlets	£200	£201	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

Viewing by appointment only.

Hamptons Farnham

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