



The Limes, 26 West End Grove, Farnham

Surrey GU9 7EG

Guide Price £835,000

ANDREW LODGE

estate agents



The Limes, 26 West End Grove

Farnham

A charming Victorian home with exciting potential.

- Most attractive 3 bedroom Victorian halls- adjoining semi-detached home
- Highly sought after no-through road within a short walk of Farnham's Georgian town centre
- 3 good sized bedrooms and family bathroom
- Sitting room, separate dining room and kitchen/breakfast room
- Ground floor cloakroom
- Tremendous scope for enlargement, with planning permission granted for a two-storey extension. Ref: WA/2025/00663 valid from 27.03.25.
- Excellent potential to improve and create a home tailored to your own taste and requirements
- Pleasant rear garden and off-road parking for two vehicles
- Conveniently located for Farnham town centre and excellent local schools



Situated in a highly sought after no-through road, within a short walk of Farnham's picturesque Georgian town centre, this most attractive three bedroom Victorian halls- adjoining semi-detached home offers a wonderful opportunity to create a truly individual home in a superbly convenient location.

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The property retains the appeal and character associated with its Victorian origins and provides well proportioned accommodation, including three good sized bedrooms, a family bathroom, sitting room, separate dining room, kitchen/breakfast room and downstairs cloakroom.

One of the property's appealing features is the tremendous scope for enlargement, with planning permission already granted for a two-storey extension, offering an exciting opportunity to enhance the existing accommodation and create a home tailored to your own requirements. Ref: WA/2025/00663 valid from 27.03.25. There is also considerable potential to modernise and enhance the existing interior to suit more contemporary tastes.

Outside, the property benefits from a pleasant rear garden and off road parking for two vehicles.

The location is particularly desirable, combining a peaceful, tucked away setting with easy access to Farnham's historic town centre, its excellent range of shops, restaurants and cafés, together with highly regarded local schools, including Weydon Academy Secondary School, St Andrew's Infant School, Potter's Gate Primary school, Polycarp's Catholic primary school, Frensham Heights, Edgeborough and Barfield.

An appealing Victorian home with character, potential and planning permission in place, offering a rare opportunity in one of Farnham's most convenient and sought-after locations.





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General

Services – All mains services. Gas central heating. / Local Authority – Waverley B. C., The Burys, Godalming GU7 1HR 01483 523333. / Council Tax – Band E with an annual charge for the year ending 31.03.27 of £3,181.33. / Tenure – Freehold. / EPC Rating – C / Mobile signal available. Ultrafast broadband.

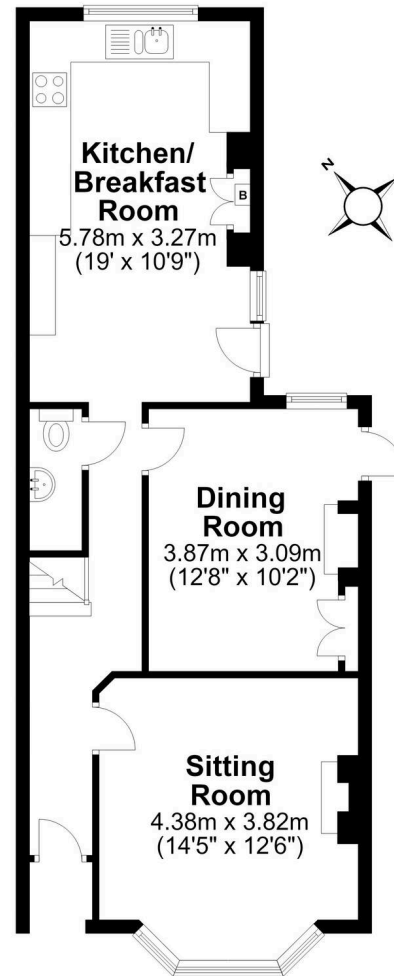
Situation: The property is situated in this quiet and sought after edge of town private no through road, affording a most convenient position, within a short level walk of the Georgian town centre. Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled 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, providing opportunities for walking, cycling and dog walking. The new REEL cinema has been a welcome addition to the town situated in the Brightwell's Development.



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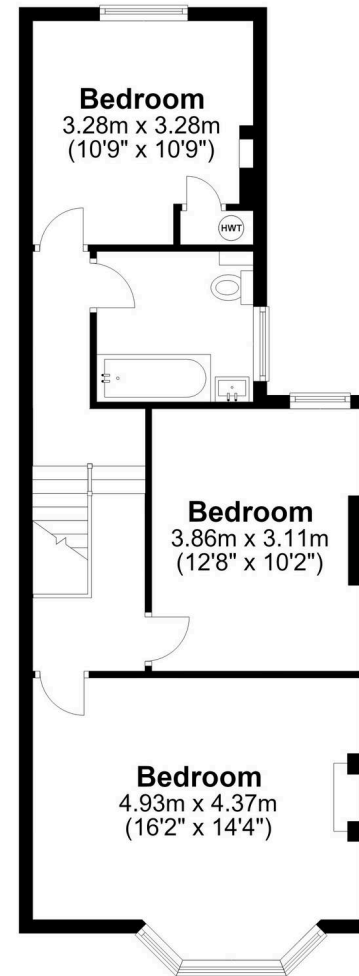
Ground Floor

Approx. 56.3 sq. metres (606.1 sq. feet)



First Floor

Approx. 56.4 sq. metres (607.0 sq. feet)



Total area: approx. 112.7 sq. metres (1213.1 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. Turn right into West End Grove where number 26 can be found towards the top on the right hand side.