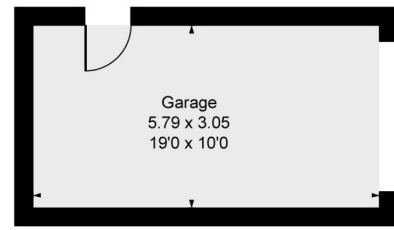


Shortheath Road GU9

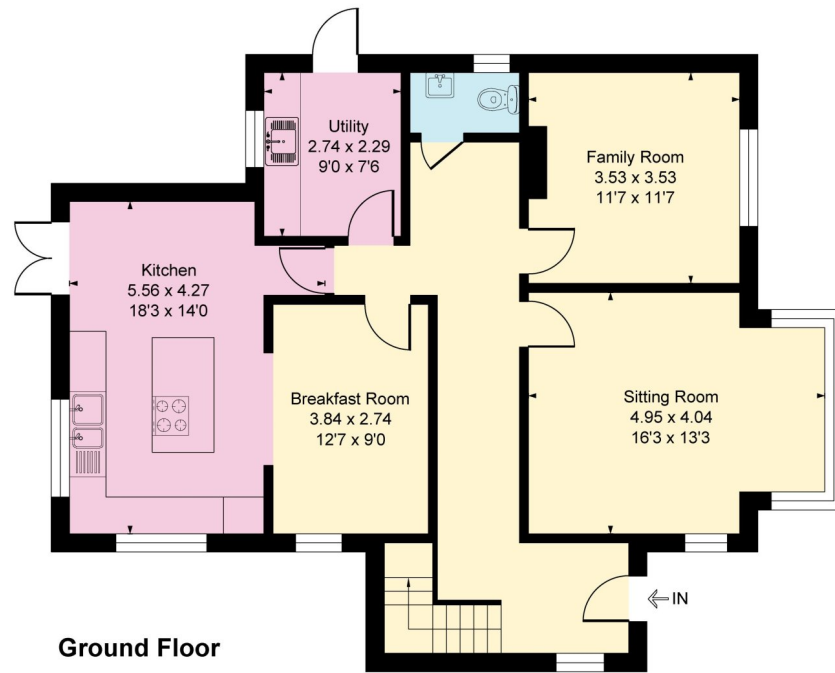
Approximate Gross Internal Floor Area = 179.2 sq m / 1929 sq ft
 Garage Area = 17.6 sq m / 190 sq ft
 Outbuilding Area = 8.9 sq m / 96 sq ft
 Total Area = 205.8 sq m / 2216 sq ft



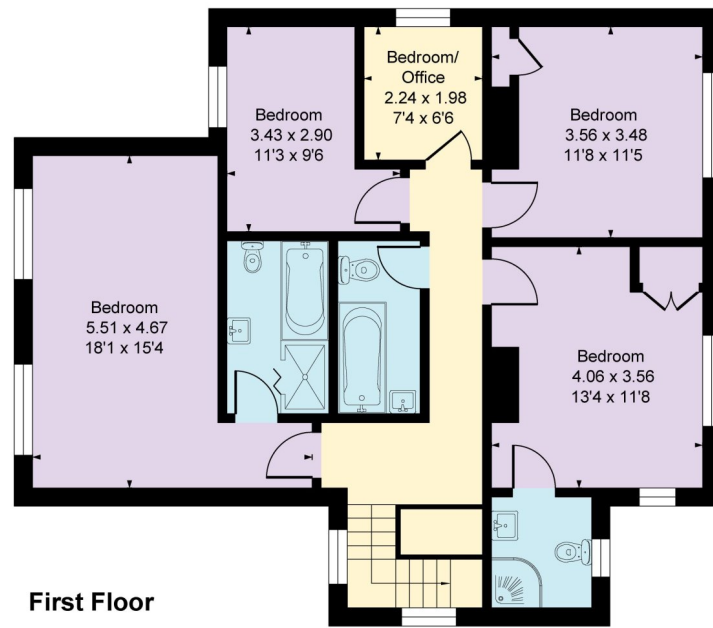
Outbuilding



Garage



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Shortheath Road, Farnham, Surrey, GU9

Guide Price £1,200,000

This charming 1930's family home is situated in a highly sought after tree lined residential road in South Farnham within a short walk of Farnham's historic market town and main line station.

Tel 01252 733042
 Email Farnham@winkworth.co.uk
 99 West Street, Farnham, GU9 7EN

Winkworth

Tel 01252 733042
 Email Farnham@winkworth.co.uk
 99 West Street, Farnham, GU9 7EN

Winkworth

ACCOMMODATION

- Prime residential road in South Farnham
- Three reception rooms
- Utility room
- 1930s original features
- Principal bedroom with en suite
- Guest bedroom with en suite
- Garage and outbuilding
- Walking distance to Farnham mainline station

DESCRIPTION

The property is presented to a high standard throughout whilst still maintaining some of its original features. The downstairs accommodation comprises an inviting entrance hallway, dual aspect formal sitting room with bay window and wood burning stove, family room/snug, recently fitted open plan kitchen/breakfast room with central island and French doors to garden, utility room, downstairs cloakroom and understairs storage.

Stairs from the hallway lead up to a landing space with access to all the bedrooms. The principal bedroom is of generous size with en suite bathroom, guest bedroom with en suite shower room, two further double bedrooms, single bedroom/office, family bathroom.

Outside

The country style rear garden is well screened throughout by mature trees and shrubbery. There is a sun patio that runs across the width of the plot, large lawned area, single garage and outbuilding. To the front, the property sits well back from the road and the newly laid driveway provides parking for numerous cars.

LOCATION

Shortheath Road is a prime South Farnham residential road and the property is within walking distance to village shops including a butchers, Tesco Express, Loaf, wine shop and Bat & Ball Freehouse. Farnham town centre is 1.5 miles away and the further area is surrounded by an extensive area of some of Surrey's finest countryside and provides excellent leisure opportunities for walking, riding and country pursuits as well as a comprehensive range of shopping, cultural, leisure and educational facilities including Weydon School and other specialist establishments. Farnham railway station is within walking distance with links to London Waterloo in around an hour.

LOCAL AUTHORITY

Waverley Borough Council, Godalming



DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	