



**BRAMBLETON AVENUE, SURREY, GU9  
£950,000 FREEHOLD**

This four bedroom detached home is located on a sought after road within close proximity to top local schools, amenities and Farnham train station.

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## ACCOMMODATION:

Prime residential road  
 Versatile accommodation  
 Three reception rooms  
 Four bedrooms  
 Far reaching views  
 Private plot  
 Further potential  
 Planning Reference Link  
 WA/2020/1532  
 Close proximity to top local schools  
 and amenities

## DESCRIPTION:

Set down a sought after road with wonderful far reaching views, this family home sits in a large private plot and offers further scope and potential to the next homeowner (stpp).

In addition there is full planning permission to build a large outbuilding at the rear of the garden. Planning Reference Link WA/2020/1532

14 Brambleton Avenue sits very conveniently in a prime South Farnham road within walking distance of local schools and amenities.

The ground floor accommodation comprises large entrance hallway that leads into an incredible dual aspect sitting/family room with bay window, feature fireplace and door to rear patio, kitchen/breakfast room with adjoining conservatory, study, double bedroom with built in wardrobes and bay window, downstairs cloakroom and shower room.

The first floor has a principal bedroom, further double bedroom, single bedroom, family bathroom and separate toilet. There is also eaves storage.

### Outside

Outside the north-westerly facing rear gardens are very well established and provide good screening from all sides. The garden offers a high degree of privacy and consists of large flat lawn area, mature bushes and trees, courtyard area, patio extending the width of the property, large garden shed and far reaching views. To the front there is a large driveway with

parking for numerous vehicles, front lawn and access to single garage.

### Location

The property is situated in a highly popular and convenient location to the south of Farnham within a moments' walk of the Ridgway shops offering a Tesco Express, bakery, butchers and Langhams recreational ground. There is an excellent choice of both state and private schools in the area including South Farnham (Primary and Nursery) School, Weydon Secondary School, Edgeborough, Frensham Heights and Barfield.

The Georgian town centre of Farnham is within walking distance and 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 Sainsbury's, Waitrose, DC Leisure Centre, David Lloyd Leisure Centre and Farnham's historical deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking and cycling. Communications are first class with the A31/A3 and mainline station providing links to London and the South (truncated). Farnham town centre 1 mile (Waterloo from 53 minutes) Guildford (A3) 9 miles, London 40 miles (All distances and times are approximate).



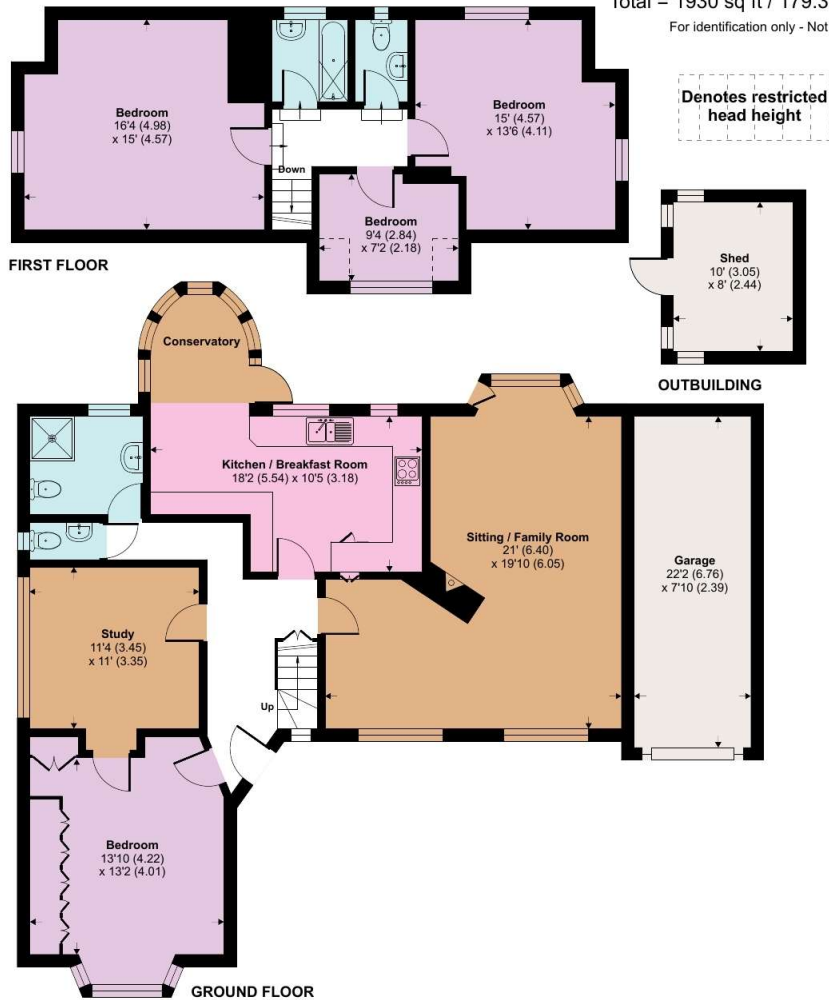




# Brambleton Avenue, GU9

Approximate Area = 1665 sq ft / 154.6 sq m  
 Limited Use Area(s) = 11 sq ft / 1 sq m  
 Garage = 174 sq ft / 16.2 sq m  
 Outbuilding = 80 sq ft / 7.4 sq m  
 Total = 1930 sq ft / 179.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Tarrant & Robertson t/a Winkworth Ltd. REF: 1018353



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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