



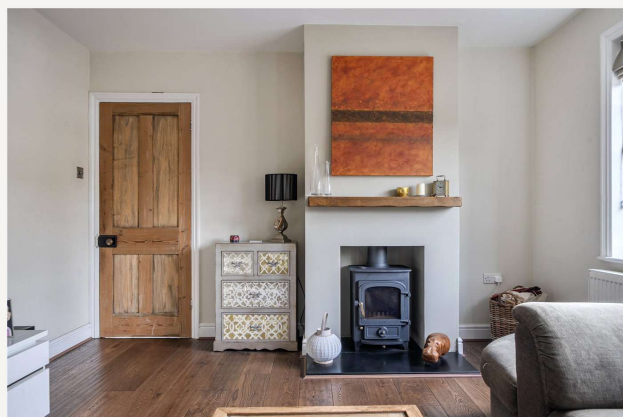
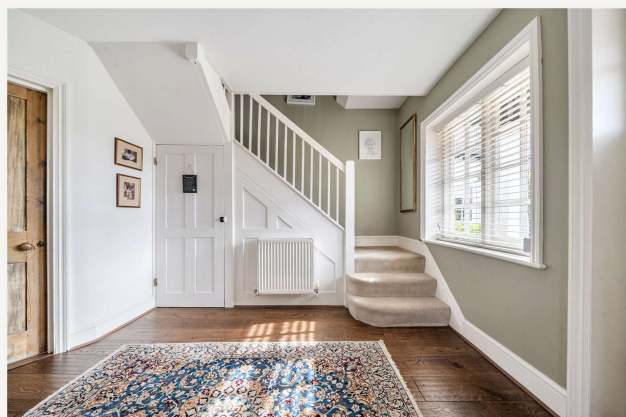
MENIN WAY, FARNHAM, SURREY, GU9

£1,375,000 *Freehold*



KEY FEATURES

- One of South Farnham's most desirable residential roads
- Walking distance to Farnham station and town centre
- Catchment for the outstanding South Farnham School
- Over 2,000 sq ft of beautifully balanced accommodation
- Exceptional kitchen and family living space
- Four generous double bedrooms
- Private and established rear garden
- A superb long-term family home in a prime location



Farnham

01252 733042 | farnham@winkworth.co.uk

Winkworth

for every step...



ACCOMMODATION

Occupying a highly sought after position on the south side of Farnham, this substantial detached family home offers over 2,000 sq ft of beautifully balanced accommodation, perfectly suited to modern family life.

The house has been thoughtfully arranged to provide a wonderful combination of formal and informal living space. At its heart is an impressive kitchen/breakfast room centred around a substantial island and opening directly onto the terrace and gardens beyond, creating a superb environment for both everyday living and entertaining.

The accommodation flows exceptionally well, with a series of elegant and versatile reception rooms including a bay fronted sitting room with fireplace, formal dining room, family room and a dedicated study.

The first floor offers four generous double bedrooms, including a principal suite with fitted wardrobes and en suite shower room, together with a contemporary family bathroom.

Beautifully maintained throughout, the house combines excellent proportions, practicality and location in equal measure, creating a superb long-term family home within one of Farnham's most desirable residential settings.

Outside

Set behind a generous gravel driveway, the property enjoys an attractive approach with ample private parking and mature frontage.

To the rear, a broad entertaining terrace opens onto a private garden, predominantly laid to lawn and enclosed by established boundaries. Well suited to family life, the grounds provide a peaceful and secluded backdrop to the house whilst remaining within easy reach of Farnham's town centre and station.



MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: F

EPC rating: D

Is the property listed: Property is not listed

LOCATION

Menin Way is widely regarded as one of the town's most sought after residential addresses. Its enduring appeal lies in the rare combination of exceptional schooling, excellent connectivity and easy access to both the town centre and surrounding countryside.

Farnham's vibrant Georgian centre is within walking distance and offers an excellent range of independent boutiques, cafés, restaurants and leisure facilities, together with everyday amenities including Waitrose, M&S Foodhall and the Reel Cinema. Farnham's mainline station is also within easy reach, providing regular services to London Waterloo.

The property falls within catchment of the highly regarded South Farnham School and is well placed for a number of excellent state and independent schools including Weydon School, Edgeborough, Frensham Heights and More House.

The nearby Bourne Woods, Farnham Park, Alice Holt Forest and Frensham Common provide miles of walking, cycling and riding, perfectly complementing the convenience of town living. As a result, South Farnham continues to be one of Surrey's most desirable locations for families seeking both lifestyle and practicality.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	76 C
39-54	E		
21-38	F		
1-20	G		



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/FAR210076>

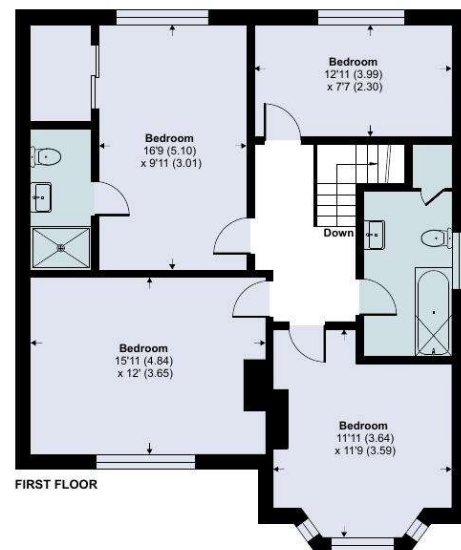
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Menin Way, Farnham, GU9

Approximate Area = 2054 sq ft / 190.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Winkworth. REF: 1524755

Winkworth

Farnham

01252 733042 | farnham@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.