



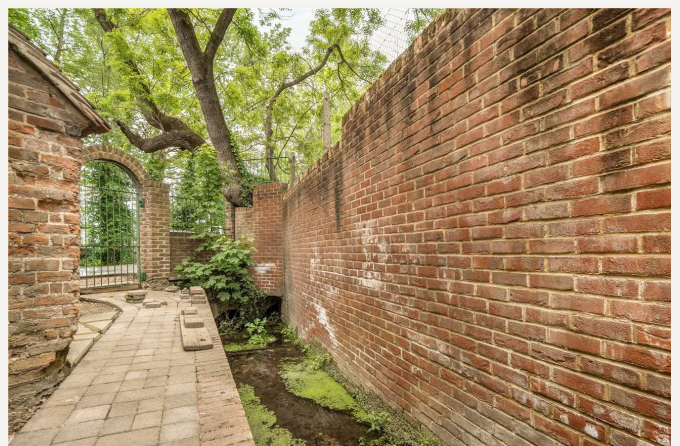
## GUILDFORD ROAD, FARNHAM, SURREY, GU9

Offers Over £350,000 *Freehold*

2  1  2 

### KEY FEATURES

- Charming character cottage
- Beautifully renovated throughout
- Two spacious double bedrooms
- Elegant en suite to the principal bedroom
- Secluded courtyard garden
- Well positioned within easy reach of local amenities



Farnham

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## ACCOMMODATION

A charming, characterful and well presented Grade II listed cottage, ideally positioned close to Farnham town centre, offering well-proportioned accommodation arranged over three floors and enhanced by a courtyard garden and a unique millstream running alongside the property.

The ground floor centres around a generous and light sitting/family room, rich in period charm with exposed ceiling beams, a large feature fireplace and ample space for both relaxing and entertaining. The kitchen is neatly arranged to the rear of the property, with good storage and work surfaces, providing direct access to the courtyard garden.

On the first floor, a particularly spacious principal bedroom with fitted wardrobes offers a bright and peaceful retreat, served by a modern bathroom en suite. Completing the first floor is a shower room and further storage. The second floor provides further storage and a large second bedroom with vaulted ceilings and storage within the eaves.

Outside, the property benefits from an enclosed courtyard garden, perfect for low-maintenance outdoor dining, while a charming millstream runs alongside the property, adding a rare and tranquil feature. There is a brick built storage shed to the side and a gate at the front of the property providing separate access to the courtyard garden. There is also potential for off street parking.



## OUTSIDE

Adjoining one of Farnham's historic land mark buildings, this property enjoys excellent access to local amenities, a welcoming free house, sports and fitness facilities and the charming Farnham town centre. Just moments away lies Farnham Park, 320 acres of beautiful historic parkland with walking and cycling trails, Birdies cafe, a 9hole golf course and stunning panoramic views.

Superb transport links provide easy reach to the high street, mainline station, and well regarded local schools. Farnham is an historic former market town lying on the Surrey/ Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural, shopping and educational facilities. Within the town is a train station providing direct access to London Waterloo in approximately one hour. The town also lies on the A31 connecting Guildford and the A3 to the east and Winchester to the west. The A331, (Blackwater Valley link road) provides dual-carriageway access to the M3 in the north.

## MATERIAL INFORMATION

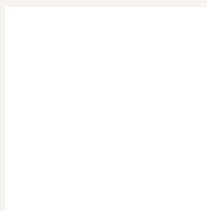
**Council Tax Band:** D

Waverley Borough Council, Farnham

**Is the property listed:** Yes



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



<https://www.winkworth.co.uk/sale/property/FAR250197>

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.



Denotes restricted  
head height



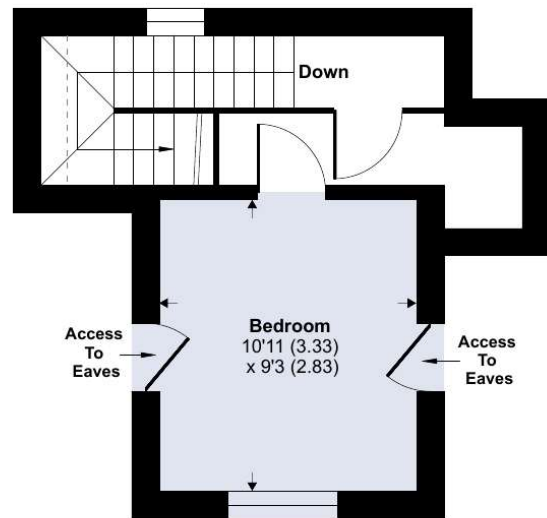
## Guildford Road, Farnham, GU9

Approximate Area = 952 sq ft / 88.4 sq m

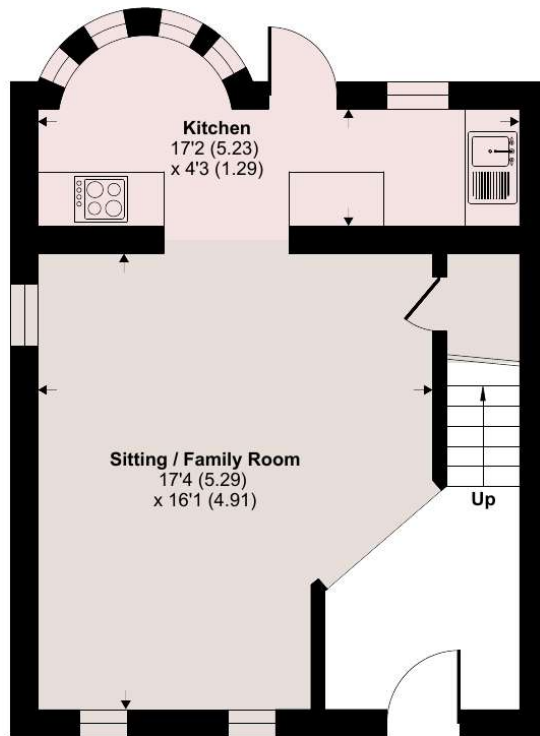
Limited Use Area(s) = 5 sq ft / 0.4 sq m

Total = 957 sq ft / 88.8 sq m

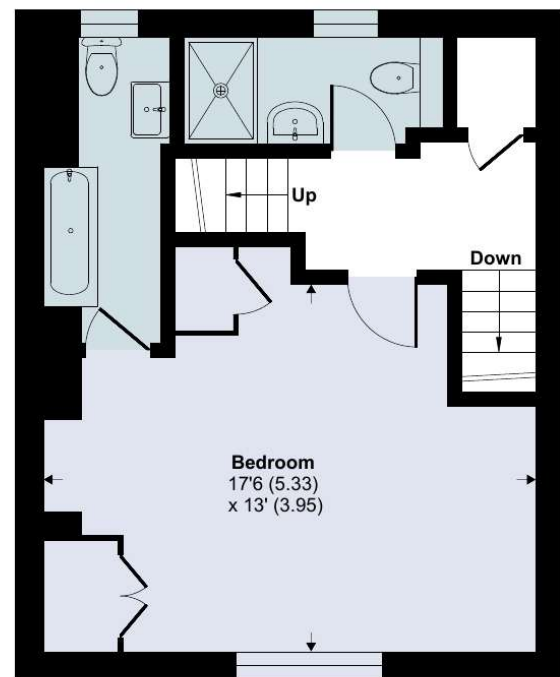
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2026.  
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