



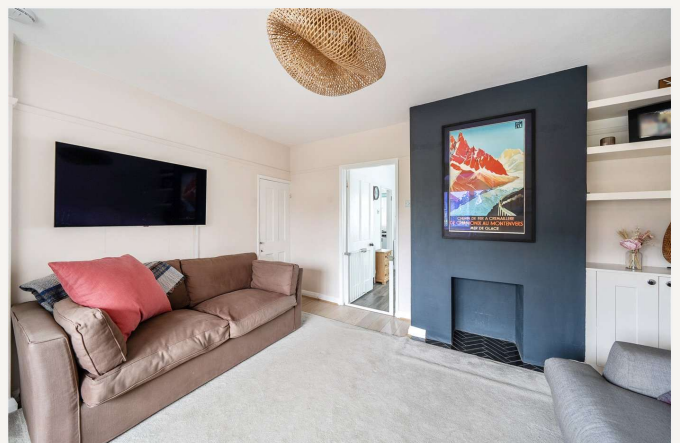
TOR ROAD, SURREY, GU9

Offers Over £600,000 *Freehold*

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KEY FEATURES

- Positioned in a highly sought-after setting, just a short walk to the town centre
- An attractive detached family residence, thoughtfully designed for modern living
- Three generously proportioned double bedrooms offering comfort and versatility
- Elegant principal suite with en suite bathroom and far-reaching, scenic views
- Beautifully landscaped and expansive rear garden, ideal for entertaining and relaxation
- Convenient off-street parking for two cars
- Detached garden office, fully equipped with power and wifi, perfect for remote working or creative use



Farnham

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ACCOMMODATION

This well-presented detached home with large landscaped garden occupies a desirable position within a well-regarded residential area of Farnham. The property is conveniently located for access to the town centre, well-regarded schools and nearby countryside, ideal for walking and outdoor pursuits.

The ground floor provides well-balanced and versatile accommodation, beginning with a bright and welcoming sitting room positioned to the front of the property. To the rear, a dining room leads through to a conservatory, creating a flowing and sociable layout that opens onto the garden, ideal for both everyday living and entertaining. The kitchen is neatly arranged and well-appointed, offering practical workspace and integrated appliances.

Upstairs, the first floor comprises two well-proportioned bedrooms, alongside a modern family bathroom, providing flexible accommodation for family life or guests. The second floor is dedicated to a generous principal suite with en suite bathroom, offering a light and airy feel with useful eaves storage and stunning far-reaching views forming a comfortable and private retreat.

Outside to the front, the property is approached via a brick-paved driveway providing off-street parking. The approx. 40 meter long rear garden has been attractively landscaped to create an appealing and functional outdoor space, featuring a paved seating terrace suitable for al fresco dining, leading onto a large lawned area bordered by mature hedging.

A particular feature of the property is the detached garden room, equipped with power and internet, which is towards the rear of the garden and is currently arranged as a home office, offering excellent versatility for working from home, hobbies or studio use.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: Waverley Borough Council - D
EPC rating: C
Is the property listed: No
Utilities: All mains

LOCATION

This property is situated on a quiet, no through road within the sought after and residential western fringes of the town centre. Farnham town centre is just a short 0.7 mile walk away, and offers extensive cultural, shopping and educational facilities, has a number of excellent restaurants, public houses, a wine bar and the new Brightwell's Yard development including a Reels Cinema. The area is surrounded by many miles of countryside for walking, riding and cycling.

It also boasts a library and the Maltings Art Centre offers a wide range of activities including film screenings. There are local good schools including Potters Gate Primary School and the outstanding Weydon Academy. Within the town is a train station providing direct access to London Waterloo in approximately an 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
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/FAR260015>

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.



Tor Road, Farnham, GU9

Approximate Area = 1083 sq ft / 100.6 sq m

Limited Use Area(s) = 42 sq ft / 3.9 sq m

Outbuilding = 81 sq ft / 7.5 sq m

Total = 1206 sq ft / 112 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). © nctechcom 2026. Produced for Winkworth. REF: 1465916

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