



HILLSIDE LANE, SURREY, GU9

Asking Price £435,000 *Freehold*



KEY FEATURES

- Well presented four bedroom family home offering generous and versatile living space
- Set within a desirable location, close to amenities and with a strong sense of community appeal
- Rich in character with charming period features throughout

- Convenient allocated parking providing ease and peace of mind.
- Principal bedroom with a private en suite
- South west facing private garden, positioned to enjoy an abundance of natural sunlight throughout the day
- Fully equipped garden office offering a superb work from home solution or creative studio



Farnham

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ACCOMMODATION

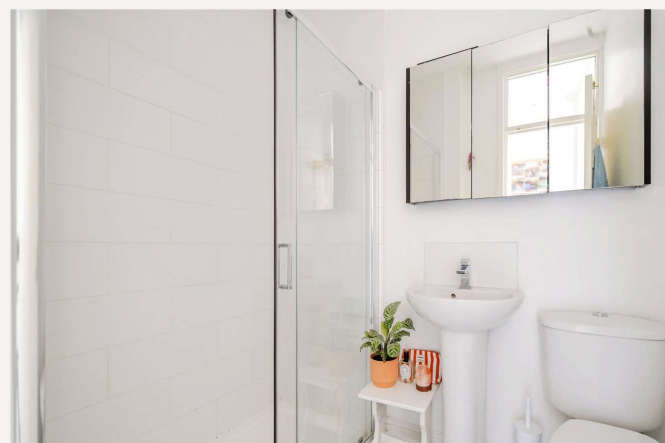
This charming and deceptively spacious four bedroom period home with a generous garden and versatile garden studio is positioned within a desirable residential area, close to Farnham town centre and Farnham Park.

The ground floor offers a warm and welcoming sitting room with a feature cast iron fireplace creating a cosy and stylish living space. Steps lead through to a naturally defined and bright dining area with plenty of room for a good sized table, perfect for family meals or entertaining. The adjoining kitchen provides a practical layout with ample storage and worktop space, a gas hob and integrated oven. To the rear is a useful utility room with access to the back garden.



Upstairs are four well proportioned bedrooms, including a generous principal bedroom with extensive built in wardrobes and ensuite bathroom. There is a further spacious double bedroom, a smaller double and an additional bedroom that works perfectly as a study, nursery or dressing room. A bright three piece family bathroom with shower over bath completes the first floor.

Outside, the property enjoys a good sized, private rear garden, mostly laid to lawn with mature planting and a central pathway leading to a superb garden studio. This excellent outbuilding was a music studio, so has ample sockets and is sound proofed, but also can provide a fantastic year round workspace or hobby room. There is also further outside storage. To the front, the house sits attractively within a quiet residential setting, with allocated parking out the front.



MATERIAL INFORMATION

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

LOCATION

This property is situated up a quiet residential lane with an inviting community feel, just a short walk to the recreation ground, local amenities, Caesar's Camp and Rowhills Nature Reserve with their scenic walks and stunning far-reaching views. Locally the property is within easy reach of sports and leisure facilities including the David Lloyd tennis centre and Farnham Rugby Club. The surrounding area offers several well known golf courses and other sporting facilities, together with some of the finest countryside in the south. There are superb private and state schools in the area, like All Hallows, Edgeborough, Frensham Heights and Weydon Academy.

Farnham is a 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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



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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.



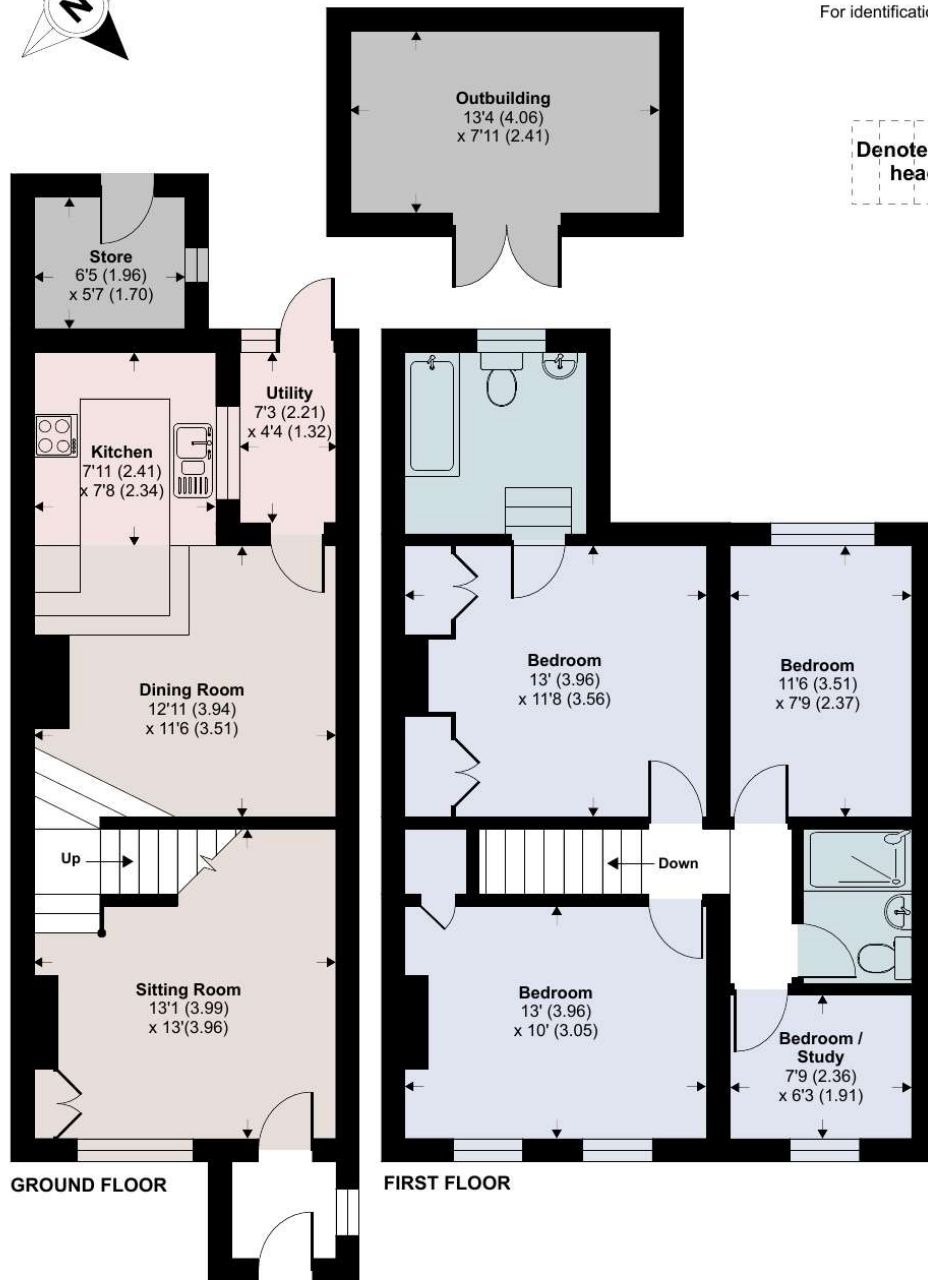
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Approximate Area = 1085 sq ft / 100.7 sq m

Outbuilding = 140 sq ft / 13. sq m

Total = 1225 sq ft / 113.8 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). © nctechcom 2025. Produced for Winkworth. REF: 1365885

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