



NUTBOURNE, FARNHAM, SURREY, GU9

£500,000 *Freehold*

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KEY FEATURES

- Beautifully modernised detached bungalow
- Superb open-plan kitchen, dining and family room
- Flexible three bedroom accommodation
- Separate utility room and integral garage
- Private driveway with ample parking
- Landscaped rear garden with entertaining terrace
- Quiet cul-de-sac position within a sought-after location



Farnham

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ACCOMMODATION

This is a beautifully presented bungalow, occupying a quiet and convenient position within a sought-after residential setting. Having been thoughtfully modernised and reconfigured, the property offers bright and versatile accommodation centred around an impressive open-plan living space, perfectly suited to modern lifestyles.

The heart of the home is the superb kitchen, dining and family room, extending to over 22 feet in both directions and creating a wonderfully sociable environment for everyday living and entertaining alike. Flooded with natural light from roof lanterns and enhanced by wide bi-fold doors opening onto the terrace, the space seamlessly connects the interior with the garden beyond. The kitchen is well appointed with contemporary cabinetry, generous work surfaces and a breakfast bar, complemented by ample space for dining and relaxed seating.

The bedroom accommodation is thoughtfully arranged, offering three well-proportioned bedrooms, providing flexibility for family living, guests or home working. The principal bedroom enjoys generous proportions, whilst the remaining rooms are served by a well-appointed family bathroom.

A separate utility room provides excellent additional storage and practicality, while the integral garage offers further versatility. The property also has Broadband speed (900 mb synchronous).

Outside

To the front, the property is approached via a generous block-paved driveway providing ample parking and access to the garage, creating an attractive and welcoming sense of arrival.

To the rear, the landscaped garden has been designed for ease of maintenance whilst providing a private and peaceful outdoor environment. A substantial paved terrace spans the rear of the property and offers an excellent space for outdoor dining and entertaining. Mature hedging and established planting create natural screening, while a magnificent specimen tree provides a striking focal point and enhances the sense of maturity and privacy enjoyed throughout the garden.

The bi-fold doors from the principal living space create a wonderful flow between inside and out, making the garden feel like a natural extension of the home during the warmer months.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: E
EPC rating: C
Is the property listed: Property is not listed

LOCATION

Nutbourne enjoys a particularly convenient position on the northern side of Farnham, within easy reach of both the town centre and Farnham Park, a magnificent 320-acre park offering walking and cycling trails, a café, children's play area and a popular 9-hole golf course.

Farnham's historic Georgian town centre provides an excellent selection of independent and national retailers, cafés, restaurants and leisure facilities, together with cultural attractions including Farnham Maltings and Reel Cinema. Everyday amenities, including supermarkets, healthcare services and sports facilities, are all readily accessible.

The area is well served by a number of highly regarded state schools, including William Cobbett Primary School, Weydon School, All Hallows Catholic School and Farnham Heath End School. The surrounding countryside, including the North Downs Way, offers excellent opportunities for walking, cycling and outdoor recreation.

Farnham mainline station provides regular services to London Waterloo, whilst the A31, A3 and M3 offer convenient road connections to London, Guildford and the south coast, making Farnham an ideal location for those seeking a balance between town and country living.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

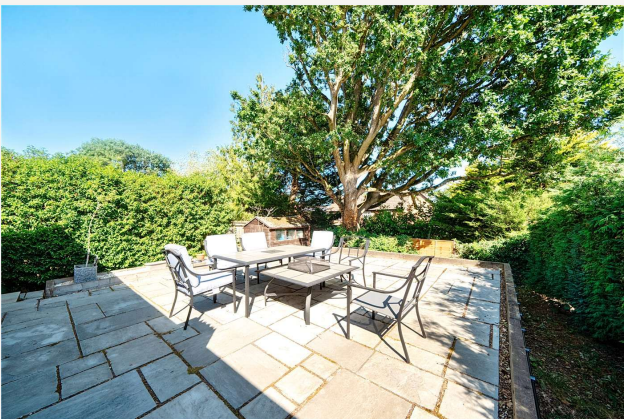


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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



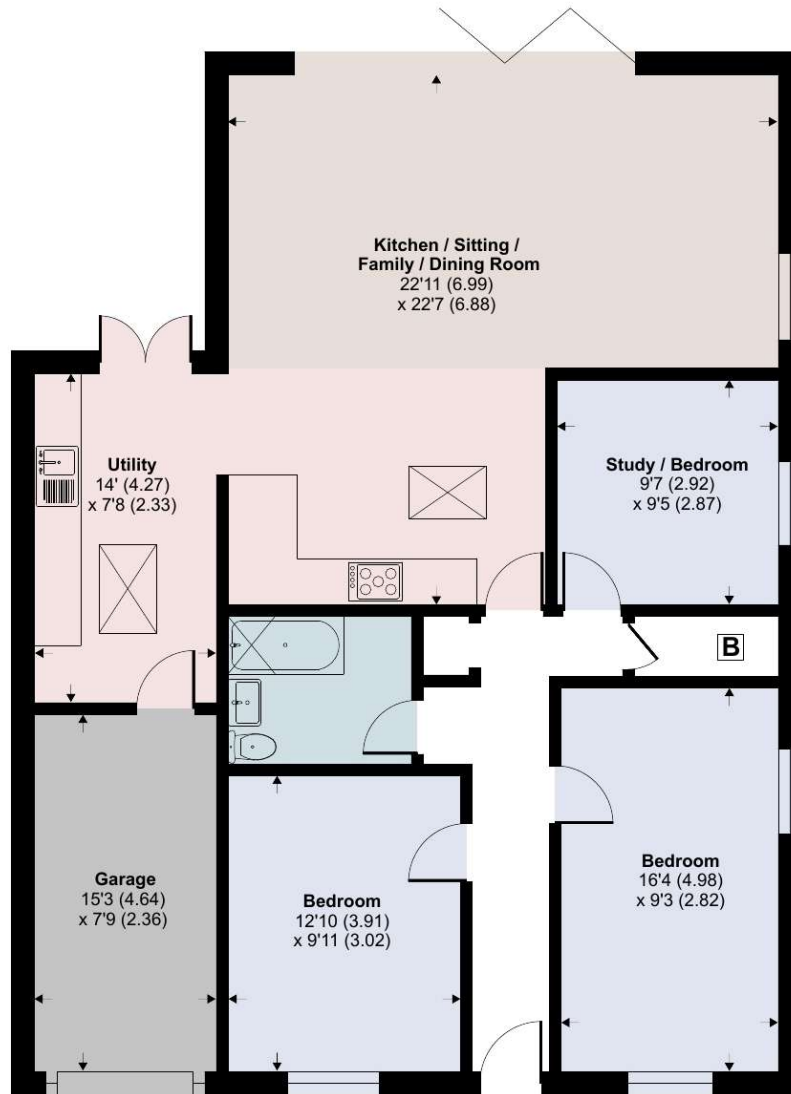
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Approximate Area = 1110 sq ft / 103.1 sq m

Garage = 118 sq ft / 10.9 sq m

Total = 1228 sq ft / 114 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Winkworth. REF: 1487909

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