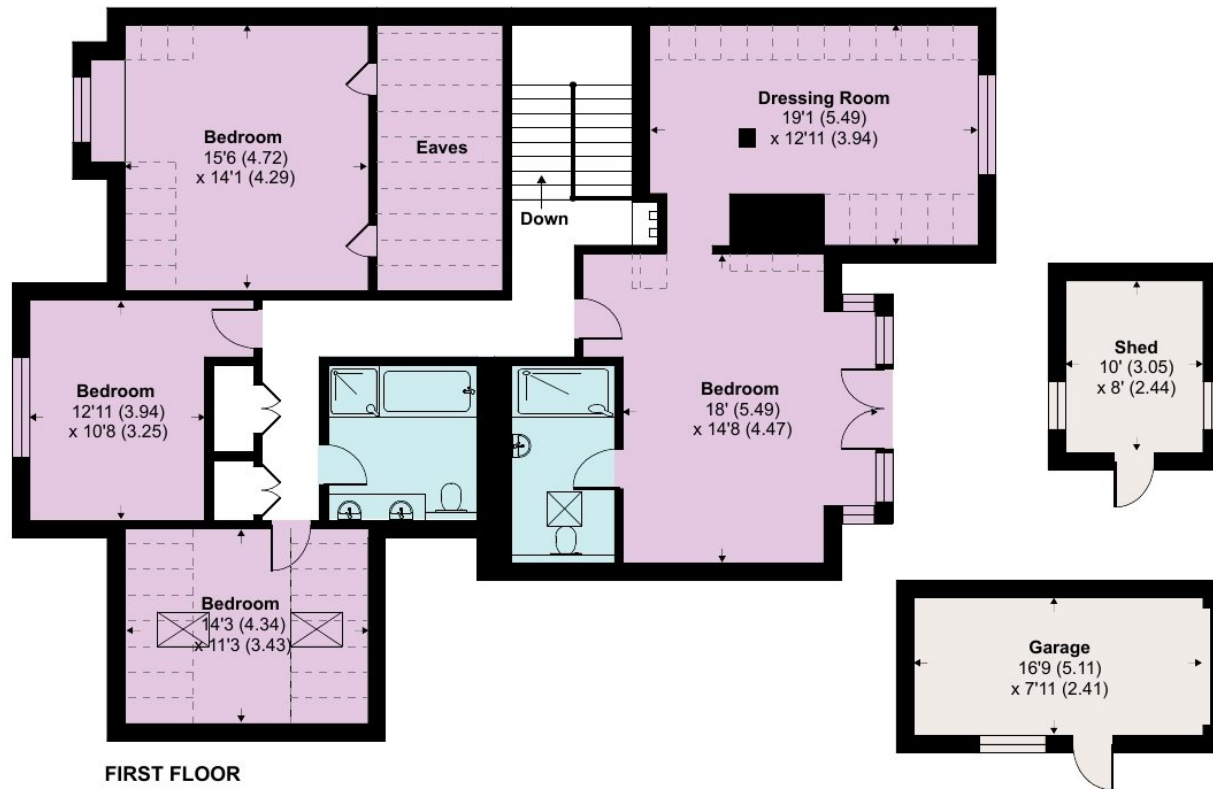


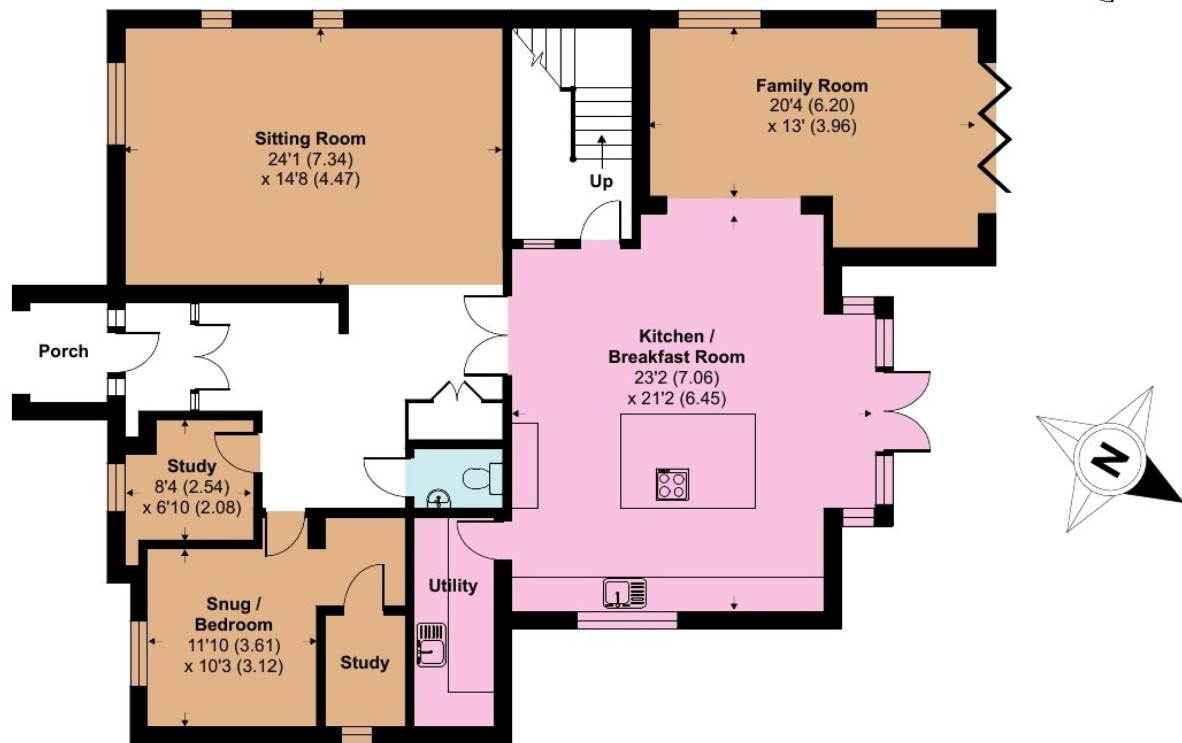
Abbots Ride, Farnham, GU9

Approximate Area = 2999 sq ft / 278.6 sq m
 Limited Use Area(s) = 313 sq ft / 29.1 sq m
 Garage = 134 sq ft / 12.4 sq m
 Outbuilding = 80 sq ft / 7.4 sq m
 Total = 3526 sq ft / 327.5 sq m

Denotes restricted head height



FIRST FLOOR



Abbots Ride, Farnham, Surrey, GU9

Guide Price £1,750,000

Built to an individual design, offering high specification and exceptionally spacious rooms, this magnificent property offers over 3,500 square feet of accommodation.

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ACCOMMODATION

High specification kitchen 'hub' room
 Three reception rooms and two studies
 Vaulted principal bedroom suite
 Four further bedrooms
 Large inviting entrance hallway
 Immaculately presented
 South Farnham prime road
 No chain
 Planning Reference Link WA/2021/02384

DESCRIPTION

Approached via a large gravelled driveway, 5 Abbots Ride is a bespoke individualist home set within private grounds, located within an area of prime South Farnham, only moments away from the town.

In addition there is full planning permission to replace the single garage with a large front to rear double storey extension - Planning Application WA/2017/2379

The high specification accommodation is spacious throughout, perfect for family and/or multi-generational living with the main reception rooms enjoying outlooks onto the views across the gardens.

Upon entering, there is a large porchway following onto a grand entrance hallway leading to a dual aspect sitting room, spectacular open plan kitchen/breakfast room hub with huge central island and French doors to rear patio, double aspect family room with bifolding doors and underfloor heating, utility room, snug/bedroom, two studies, downstairs cloakroom.

To the first floor, there is an impressive vaulted principal bedroom suite with dressing room and en suite bathroom, three further double bedrooms, family bathroom, airing cupboard and storage.

Outside
 The house is approached via a large gravelled driveway providing ample parking for a number of vehicles and there is a single garage to the side. To the rear the garden has been recently fully landscaped and provides a large patio area and large lawn which is enclosed within mature trees, shrubs and hedging.

LOCATION

Abbots Ride is a smart residential road located on the favoured southern side of Farnham. The property is ideally located with local shops and a wide variety of leisure facilities nearby. There are thriving local pubs, doctor's surgery, and recreation ground with play area. Two leisure centres, one of which is a David Lloyd gym and spa, several golf courses, cricket clubs, The Bourne Tennis Club, Frensham Ponds Sailing Club. Frensham Common, the Bourne Woods & Alice Holt Forest are all within easy reach offering opportunities for walking, riding and cycling.



Farnham is an old English market town with narrow cobbled streets and attractive Georgian architecture, a 12th century castle and parish church. There is a broad mix of outstanding local state, private prep and senior schools. South West train service runs a frequent service from Farnham Station to London/Waterloo in approximately 53 minutes. There is easy access to the M3, A3 and M25.

LOCAL AUTHORITY

Waverley Borough Council, Godalming

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars

