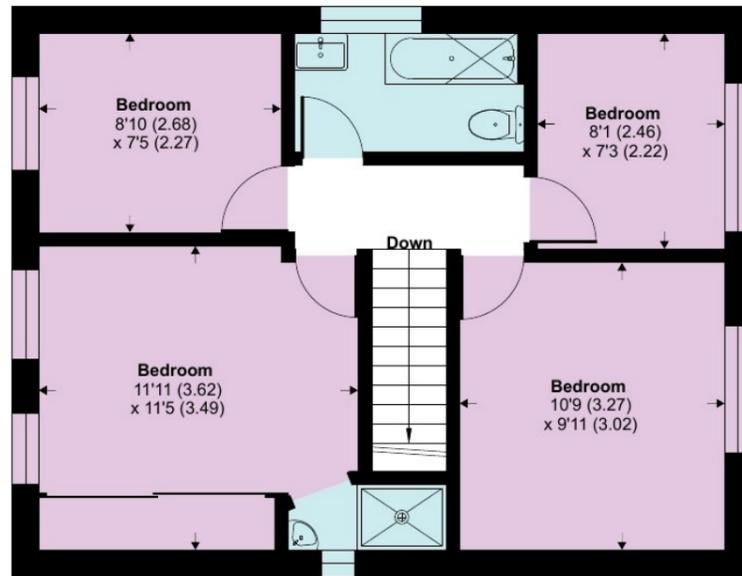
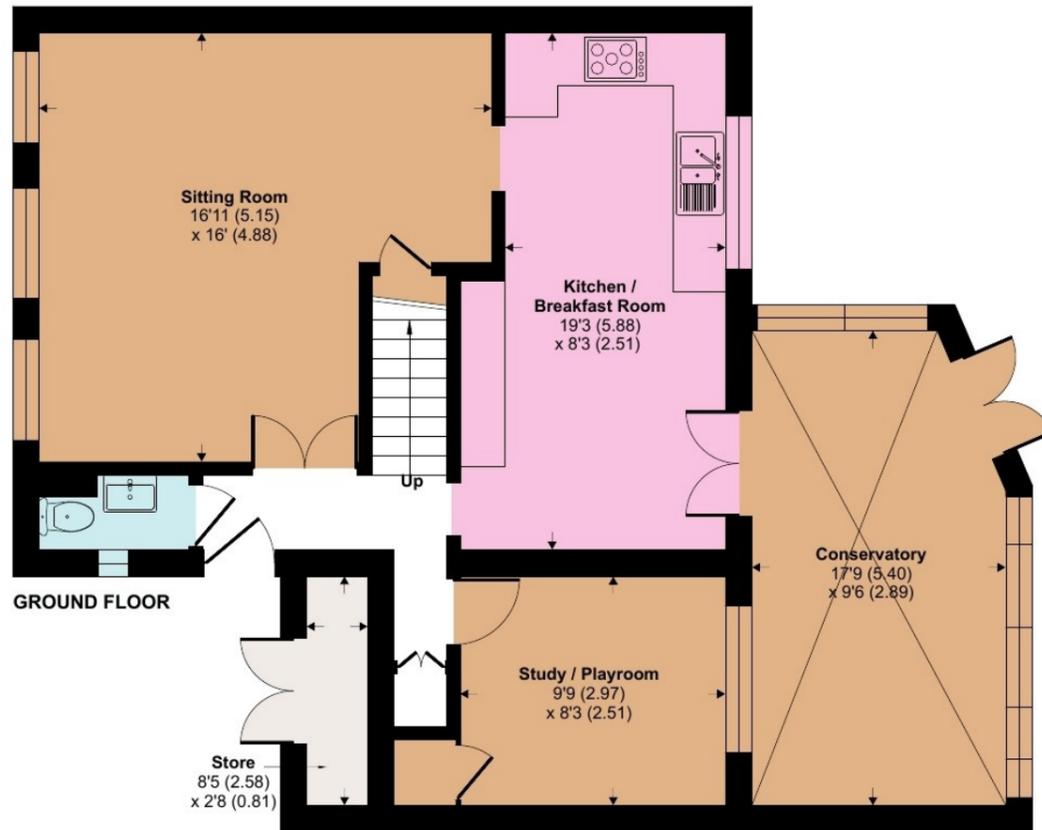


# Glorney Mead, Badshot Lea, Farnham, GU9

Approximate Area = 1285 sq ft / 119.3 sq m  
 Outbuilding = 20 sq ft / 1.8 sq m  
 Total = 1305 sq ft / 121.1 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



## GLORNEY MEAD, FARNHAM, SURREY, GU9

Guide Price £575,000

This spacious link-detached four bedroom family house with flexible ground floor space, located in this peaceful and popular residential area is being offered with no onward chain.

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**ACCOMMODATION**

- Link-detached family home
- Four bedrooms
- Study/play room
- Peaceful residential estate
- Shower to principal bedroom
- Private Garden
- Driveway Parking
- No chain

**DESCRIPTION**

This light and well presented, four bedroom family home is positioned in an attractive and quiet cul-de-sac on the outskirts of Farnham.

The ground floor comprises welcoming entrance hallway, downstairs w/c, bright and spacious living room with laminate wood flooring and large windows. To the rear is a generous conservatory, enhanced with underfloor heating, creating an ideal year round dining or relaxation space. The good sized kitchen/breakfast room sits centrally within the layout, and has ample storage cupboards, integrated oven and grill, and a gas hob. There is also a useful separate study/play room along with a contemporary downstairs cloakroom.

Upstairs offers a principal bedroom fitted with mirrored wardrobes, as well as its own shower and basin. There is a further double bedroom, two single bedrooms and a family bathroom. All rooms benefit from good natural light.

The overall layout provides practical and flexible accommodation for modern family living.



Outside, to the front of the property is a lawned area and driveway parking. Part of the garage has been converted to form more internal accommodation, and the rest has been retained to provide convenient extra storage. The rear garden is fully enclosed and offers a combination of lawn and decking, creating a private and usable outdoor space for both adults and children to enjoy.

**LOCATION**

The property is situated in a quiet cul de sac within the village of Badshot Lea on the outskirts of Farnham, within walking distance to local sought after schools. It is situated within a short distance to the A331 which leads to the A3 and M3 respectively providing access to London, the M25 and the South Coast. Locally the property is situated close to local shops and amenities and 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.

**LOCAL AUTHORITY**

Waverley Borough Council, Farnham | Council Tax Band E

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		