

Vicarage Hill GU9

Approximate Gross Internal Floor Area = 160 sq m / 1718 sq ft

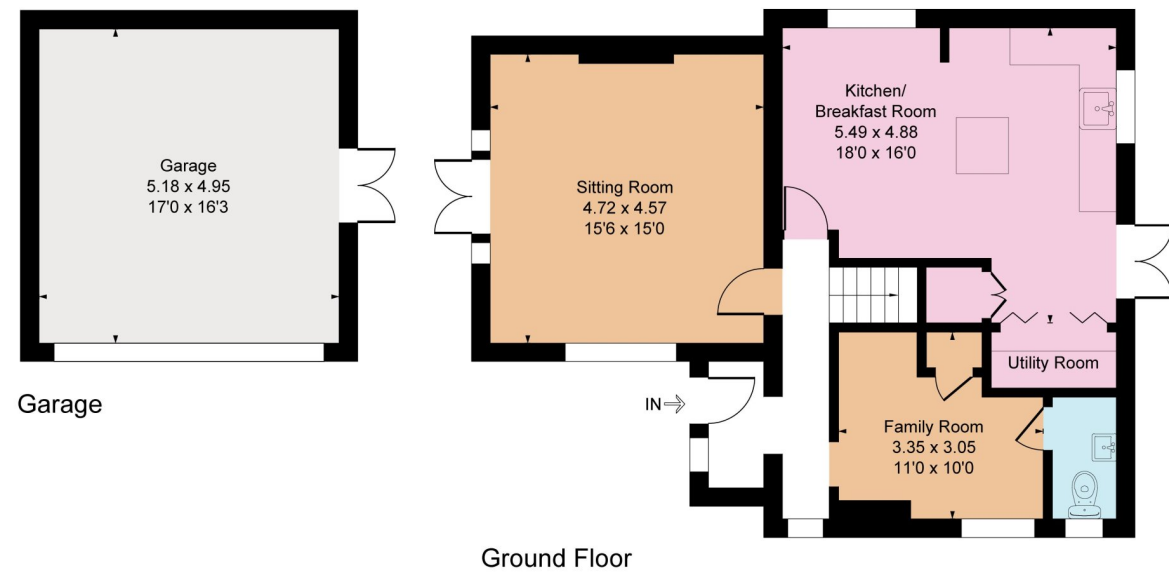
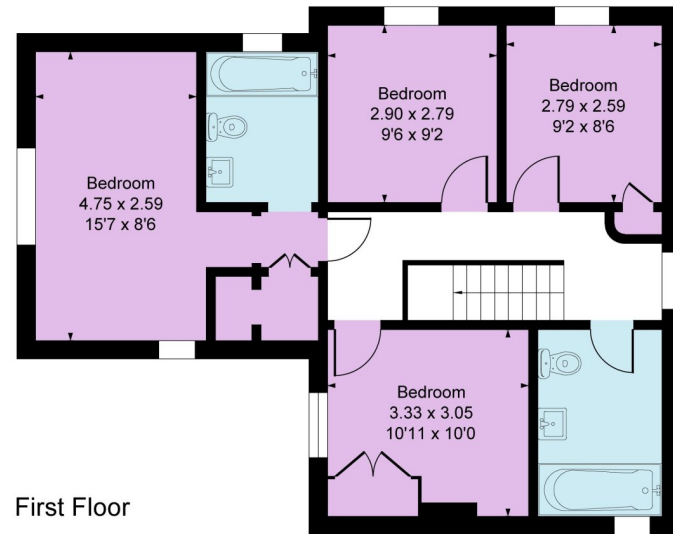


Illustration for identification purposes only, measurements are approximate, not to scale.



Vicarage Hill, Farnham, Surrey, GU9

Guide Price £1,000,000

Located in a quiet and tranquil position, this delightful detached family home was built circa 1920's and is situated in the popular position of The Bourne in South Farnham.

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ACCOMMODATION

Newly fitted open plan kitchen/breakfast room with central island

Sitting room and family room

Utility room

Principal bedroom with en suite

Detached double garage

Secluded position

Prime South Farnham location

Walking distance to Bourne Woods and Farnham mainline station



Lower Bourne has a great sense of community with a recreation ground, tennis courts, cricket nets, public house, florist, pharmacy and local church all within walking distance. There are walks directly from this location utilising public footpaths taking you to The Bourne Woods which is ideal for walking, riding, cycling and running. The surrounding area boasts many miles of open countryside much of which is under the ownership of The National Trust. Farnham town centre is approximately 1 mile away and provides a comprehensive range of shops, pubs and restaurants with leisure and cultural facilities. There are excellent road links via the A31 linking to the A331, M3 and the A3 providing fast access to London and the national motorway network.

DESCRIPTION

Located in a quiet and tranquil position, this delightful detached family home was built circa 1920's and is situated in the popular position of The Bourne in South Farnham.

The house is situated within easy reach of the Bourne recreation ground, public house, local amenities including village shop, Bourne Woods and is within a mile of Farnham train station.

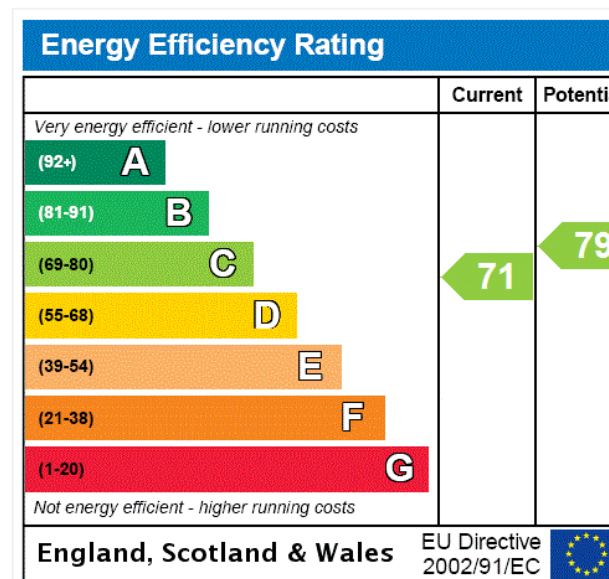
Ground floor accommodation comprises entrance hallway that leads into the family room which has a central period fireplace with cast iron chimney piece and oak flooring. A downstairs cloakroom is accessed from this room. Towards the rear of the property there is a newly fitted open plan kitchen/breakfast room with central island, pantry, Rangemaster cooker and French doors to garden. Adjoining the kitchen is a utility area. There is also a dual aspect sitting room that has oak flooring and French doors to patio.

Upstairs, the dual aspect principal bedroom has an en suite bathroom and walk in wardrobe. From the landing there are three further bedrooms and a recently modernised family bathroom.

Outside to the front there is a tarmac driveway for several cars leading to a detached double garage which has power and lighting. The property is set centrally on the plot with wrap around lawned gardens which are enclosed by mature laurel hedging which provide utmost privacy. There is a large patio with pergola, decked terrace and the gardens have a mixture of flowers and mature shrubbery.

LOCATION

The property is situated in one of the most desirable and sought-after positions on the south side of Farnham. It is within close proximity to the mainline station (London Waterloo within the hour), town centre and local shops as well as South Farnham (The Bourne infant school) and South Farnham junior school. The local shops at the Ridgeway and The Bourne include a Butcher's, Bakery, pharmacy, Tesco Express, wine shop and an off licence.



LOCAL AUTHORITY

Waverley Borough Council, Godalming

DISCLAIMER

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