Acheulian Close, Farnham, GU9



Approximate Area = 2243 sq ft / 208.4 sq m (includes garage)
Outbuilding = 48 sq ft / 4.4 sq m
Total = 2291 sq ft / 212.8 sq m

For identification only - Not to scale



Tel 01252 733042 Email Farnham@winkworth.co.uk 99 West Street, Farnham, GU9 7EN









Acheulian Close, Farnham, Surrey, GU9

Offers in excess of £900,000

A well presented bungalow with a delightful garden set on a private road within a prime South Farnham location.

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provides direct access to London Waterloo within an hour are within 1 mile. The property is within easy reach of the A31 linking Guildford and the A3 to the east and Winchester to the west. Farnham is a historic former market town lying on the Surrey/ Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural, educational and shopping amenities. **LOCAL AUTHORITY** Waverley Borough Council, Godalming

detached double garage.

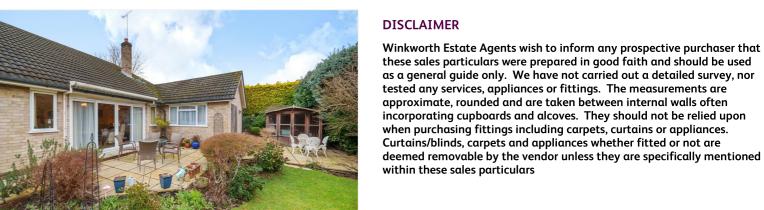
snooker, is also very close by.

LOCATION

The garden is most secluded and consists of a generous expanse of lawn, traditional summerhouse, raised beds and borders, vegetable patch, established shrubs and trees, rear patio. To the side of the property there is a quiet courtyard area and the front garden is bordered by established hedgerow. At the front of the house there is a large gravelled driveway with parking for several vehicles and a

The property is situated in a small cul-de-sac positioned just off Aveley Lane which is a highly sought after South Farnham residential road. Within close proximity is Ridaway Road, which is close to excellent local amenities including a Tesco's Express, a bakery, butcher's shop and wine shop. Beyond the shops is a useful recreation ground, which includes an enclosed children's playground. The Bourne Racquets Club, offering a wide range of activities including; tennis, badminton, squash, bridge, table tennis and

The locally renowned schools as well as the train station which



ACCOMMODATION

Kitchen/breakfast room and utility room

Two reception rooms

Principal bedroom with en suite

Private road

Private garden

Detached double garage

Prime South Farnham location

Walking distance to Ridgway shops

No chain

DESCRIPTION

Approached via a private and gravelled driveway, Zante is a highly desirable bungalow set within a beautiful secluded setting with upmost privacy.

The property is located on one of Farnham's prime roads and is within walking distance to the Ridgway shops and amenities.

Arranged on one level, there is the potential to extend, subject to the necessary planning consents. The accommodation comprises entrance porch, large and inviting entrance hallway with engineered wooden flooring, 21' sitting room with open fireplace and French doors to patio, smart study/dining room, storage cupboard, downstairs cloakroom.

There is a well presented kitchen/breakfast room with views to garden, adjoining utility room with door to rear.

Furthermore there is a principal bedroom with built in wardrobes and en suite bathroom with separate shower, two double bedrooms with built in wardrobes, family bathroom, airing cupboard.





