

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



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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Outside
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 detached double garage.

LOCATION
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 Ridgway 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 snooker, is also very close by.

The locally renowned schools as well as the train station which 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

- 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



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

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.

