

Searle Road, Farnham, GU9

Approximate Area = 2581 sq ft / 239.8 sq m

Limited Use Area(s) = 109 sq ft / 10.1 sq m

Garage = 460 sq ft / 42.7 sq m

Outbuilding = 229 sq ft / 21.3 sq m

Total = 3379 sq ft / 313.9 sq m

For identification only - Not to scale



Denotes restricted head height



SEARLE ROAD, FARNHAM, SURREY, GU9

Guide Price £1,895,000

Stunning family home, offering high specification living within walking distance to South Farnham School and Farnham mainline train station.

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- ACCOMMODATION**
- High specification kitchen/breakfast/dining 'hub' room
 - Three reception rooms
 - Turnkey living
 - Principal bedroom suite
 - Immaculately presented
 - South Farnham prime road
 - Walking distance to Farnham mainline train station
 - Gym and double garage

DESCRIPTION
Approached via a large driveway, Charlton House is a characterful home that has been refurbished and redesigned by the current owners.

This spectacular family home offers trendy turnkey living that is located within an area of prime South Farnham, only moments away from the mainline train station and South Farnham School.

The high specification accommodation is spacious throughout, perfect for family and/or multi-generational living.

Upon entering, there is a smart entrance hallway, incredible bespoke open plan kitchen/breakfast/dining room hub with breakfast bar island and two sets of French doors to rear, adjoining utility room with access to front and rear, large sitting room with bay window and open fireplace, double aspect family room, downstairs cloakroom/shower room. Off the utility, there is a gym room.

To the first floor, there is an impressive principal bedroom suite with built in wardrobes, dressing area and en suite shower room. There are three further bedrooms, family bathroom and large landing area.



Outside
The property sits back from the road with a large stone paved driveway providing ample parking for several cars and access to the two garages and workshop; the front is enclosed by mature hedging. Towards the rear of the property there is a large level garden that is well screened on all sides providing good privacy. There are two patio areas, pergola, summer house and raised flower/shrub beds.

LOCATION
Searle Road is a well-established tree-lined residential road with a mixture of period properties in the extremely sought after South Farnham area which is within easy walking distance of Farnham mainline station (Waterloo 55 minutes) and the town centre. The area is well served with excellent schools nearby for all age groups and, as a consequence, is highly sought after. Farnham provides a comprehensive range of shops, pubs and restaurants, as well as Farnham Leisure Centre, The Maltings art centre and a Reel cinema. There is good access to the major road networks via the A31, which links to the A3, A331 and M3. The surrounding area boasts many miles of open countryside, much of it under the ownership of The National Trust, and of particular note are the Bourne Woods and Alice Holt Forest, which are ideal for walking, riding and country pursuits.

LOCAL AUTHORITY
Waverley Borough Council, Farnham I Council Tax Band G

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.

