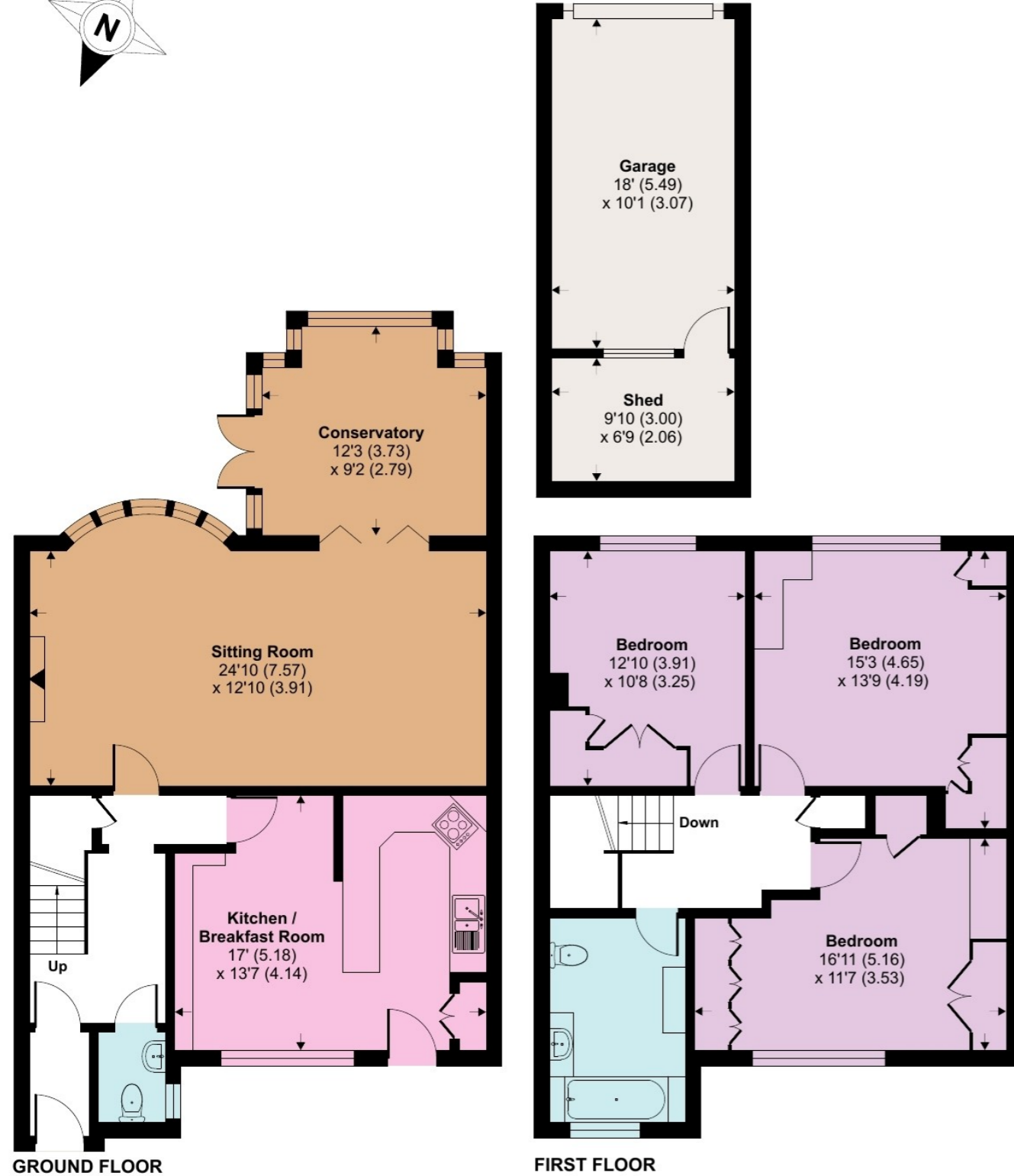


Castle Court, Castle Hill, Farnham, GU9

Approximate Area = 1823 sq ft / 169 sq m (includes garage)

For identification only - Not to scale



Castle Hill, Farnham, Surrey, GU9

Guide Price £950,000

Prime centrally located town house offering no onward chain that is within immediate proximity to Farnham town.

Tel 01252 733042
 Email Farnham@winkworth.co.uk
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ACCOMMODATION

- Attractive features
- Two reception rooms
- Three double bedrooms
- Private garden with views over surrounding town
- Views to Farnham Castle
- No onward chain
- Driveway and garage
- Prime central location

DESCRIPTION

A delightful and attractive town house offering over 1,600 square feet and coming to the market with no onward chain.

The property is situated in an enviable town centre location within immediate proximity to amenities, shops and opposite Farnham Castle with spectacular views across the Georgian town.

One enters the property into a welcoming entrance hall and ground floor comprises large sitting room with feature fireplace, conservatory with French doors to rear, open plan kitchen/breakfast room, downstairs cloakroom.

To the first floor there are three comfortable and bright double bedrooms and a family bathroom. Two bedrooms boast fine views over the Georgian town and surrounding countryside.

In all Castle Court is rarely available being only four town centre properties in this requested location with parking and garaging.

Outside
The house is approached from the front elevation with a pillared covered porch with parking outside and also a grass bund with mature shrubs and hedges. The rear garden has a pleasant southerly



aspect with a good amount of decking area ideal for relaxing and entertaining. There is a lawn area with mature shrubs, flowering plants at boundaries with a mixture of larch lap fencing providing good privacy. At the bottom of the garden is an access gate to the rear courtyard with vehicle and pedestrian access to a single garage in a block of four.

LOCATION

An attractive and spacious town house occupying a prominent position with lovely town centre views at the top of Castle Street on the rise of Castle Hill and just beneath the ramparts and buildings of Farnham Castle, forming part of a protected scene including the renowned Castle Street with its 18th Century facades on medieval buildings all within a Conservation Area.

The extensive area of Farnham Park adjoining Farnham Castle is a short walk from the house and boasts some 300 acres of open spaces. The principle facilities of Farnham town are within an immediate walk from the property with excellent shopping, popular for the characteristics and scale of an old town with established cultural facilities including many restaurants, wine bars and coffee shops. Several excellent state and private schools are also close by. Farnham station is within walking distance just over 0.5 of a mile providing a good commuter service to London Waterloo in under an hour.

LOCAL AUTHORITY

Waverley Borough Council, Godalming

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

