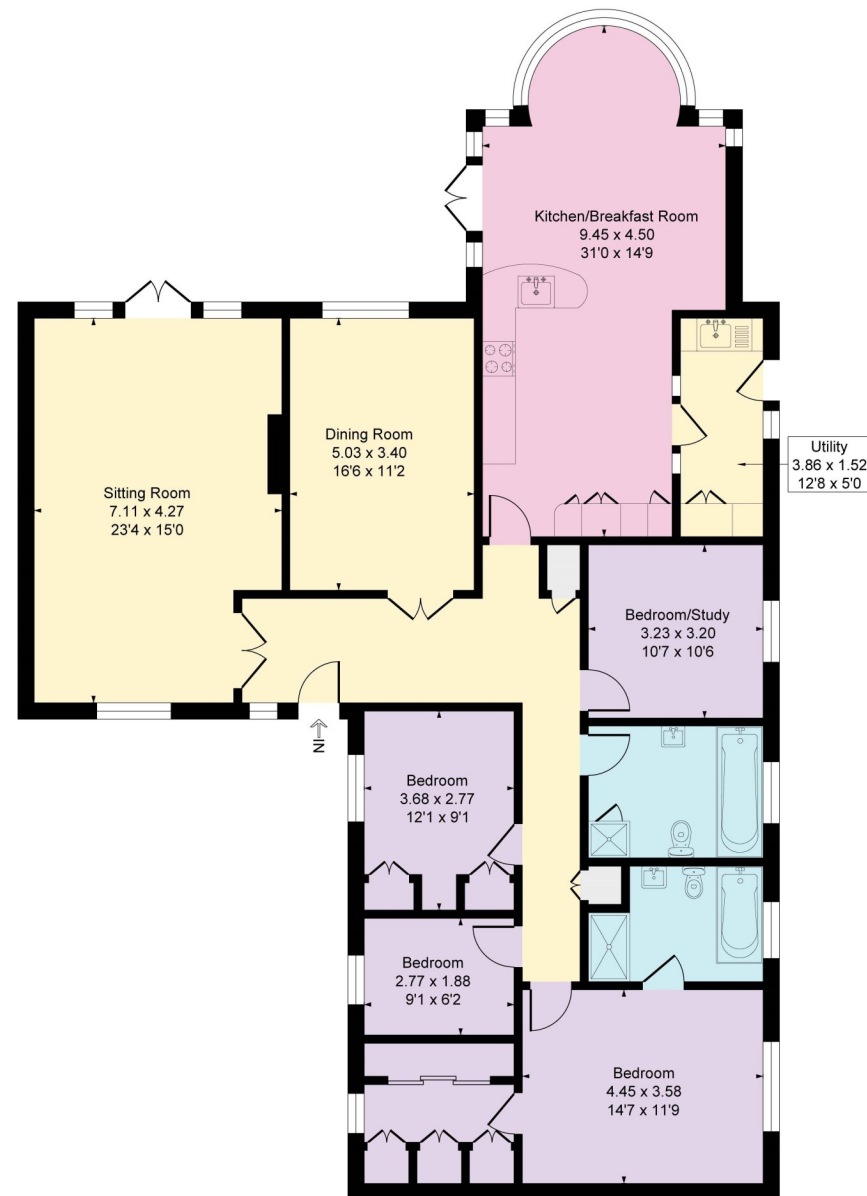
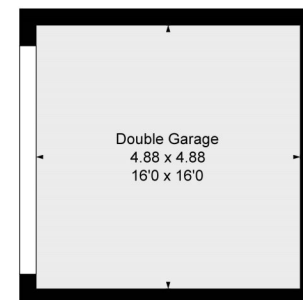


The Drive GU9

Approximate Gross Internal Floor Area = 181.5 sq m / 1954 sq ft
Garage Area = 23.7 sq m / 256 sq ft
Total Area = 205.3 sq m / 2210 sq ft



Ground Floor



Garage



The Drive, Shortheath Road, Farnham, Surrey, GU9

Guide Price £1,295,000

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

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Winkworth

ACCOMMODATION

- Vaulted open plan kitchen/breakfast room
- Three reception rooms and study
- Private road
- Walled garden
- Detached double garage
- Prime South Farnham location
- Walking distance to Ridgway shops
- No chain

DESCRIPTION

Approached via a private drive, Chandlers 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 large, inviting entrance hallway with ceramic flooring, double aspect sitting room with open fireplace and French doors to patio, smart dining room, storage cupboard.

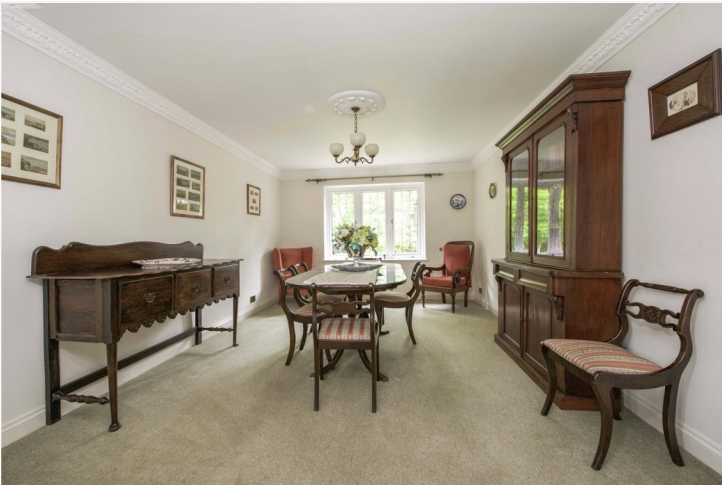
Towards the rear of the property there is a wonderful open plan kitchen/breakfast/dining room with sleek modern units, vaulted ceiling, integrated appliances, 3-door Aga oven, sitting area and French doors to garden, adjoining utility room.

Furthermore, there are three double bedrooms, one of which has an en suite, including the dual-aspect principal bedroom, which also has a walk-in dressing room. There is a further single bedroom/study and a large family bathroom.

Outside
The rear walled garden is most secluded and consists of a generous expanse of lawn, traditional greenhouse, 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 driveway with parking for several vehicles and a detached double garage.

LOCATION

Shortheath Road is a prime South Farnham residential road and the property is within walking distance to village shops including a fantastic butchers, Loaf, Tesco Express, wine shop and Bat & Ball Freehouse. Farnham town centre is within a mile away and the further area is surrounded by an extensive area of some of Surrey's finest countryside and provides excellent leisure opportunities for walking, riding and country pursuits. As well as a comprehensive range of local independent



and high street shops, there are local cultural facilities including The Maltings and educational facilities including Weydon School, South Farnham School, Edgeborough School, Frensham Heights and More House School. Farnham railway station is within a short walking distance and with links to London Waterloo in around 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

