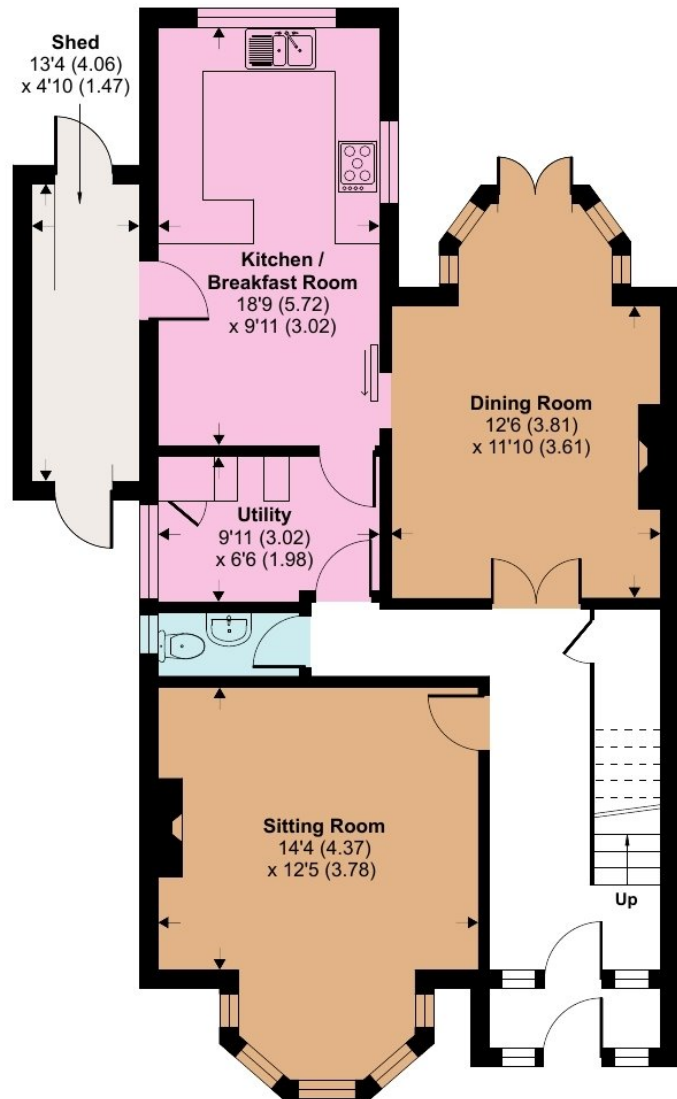
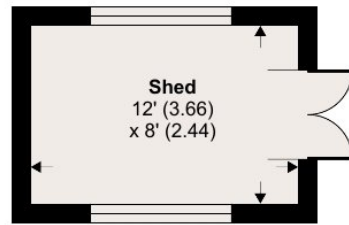
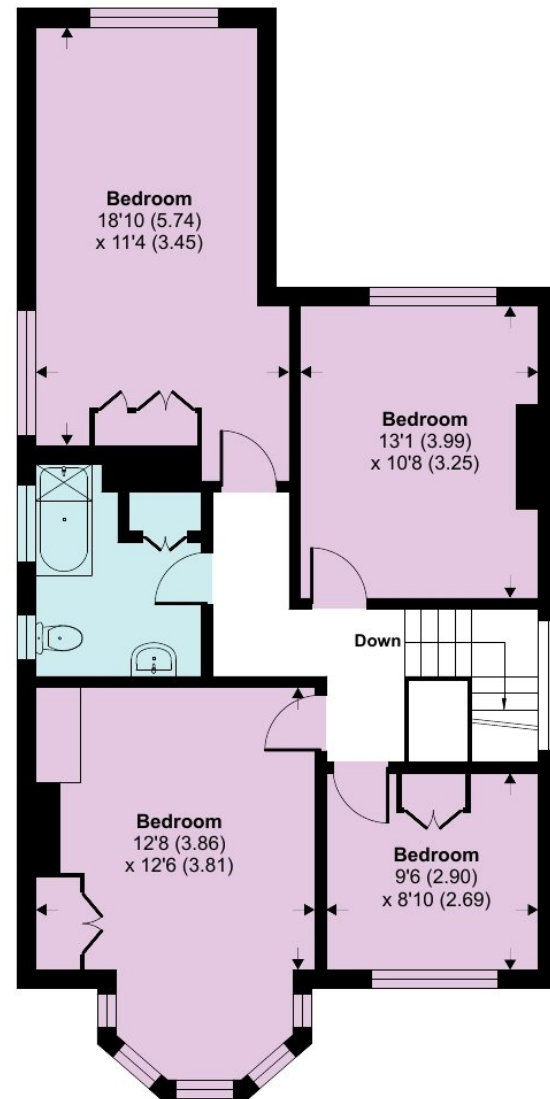


# High Park Road, Farnham, GU9

Approximate Area = 1711 sq ft / 159 sq m  
 Outbuilding = 160 sq ft / 15 sq m  
 Total = 1871 sq ft / 174 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



## High Park Road, Farnham, Surrey, GU9

Guide Price £1,150,000

This Edwardian detached family home backs onto the 300 acres of Farnham Park with its own access gate.

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

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## ACCOMMODATION

Family home in central Farnham location  
 Large kitchen/breakfast room  
 Separate utility room  
 Sitting room with bay window  
 Ample storage throughout  
 Large rear garden  
 Private gated access to Farnham Park  
 Immediate access to town  
 Approx. 7 minute walk to train station  
 Off street parking

## DESCRIPTION

This attractive family home is situated within walking distance of the historic Castle Street with immediate proximity to amenities.

Ground floor comprises inviting entrance porch way leading onto large hallway, sitting room with large bay window and open fireplace, double doors onto dining room with bay window and French doors to rear, double aspect kitchen/breakfast room with separate utility room, downstairs cloakroom and storage room.

The first floor offers a large principal bedroom with attractive bay window and built in wardrobes, three further double bedrooms, large landing area and family bathroom. There is also a large insulated loft with conversion potential subject to planning consent.

Outside the generous 130' rear garden uniquely backs onto Farnham's magnificent 300 acre park. The garden consists of a large patio, large flat area of lawn with a mature selection of shrubbery and trees. At the end of the garden, there is a shed (mains power) and gated access to Farnham Park and its play areas.

## LOCATION

The property is situated in an extremely convenient location, close to the town centre and backing onto Farnham Park with its own access gate. Farnham is a historic former market town lying on the Surrey/ Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural, shopping and educational facilities. Within the town is a train station providing direct access to London Waterloo in approximately one hour. The town also lies on the A31 connecting Guildford and the A3 to the east and Winchester to the west. The A331, (Blackwater Valley link road) provides dual-carriageway access to the M3 in the north.

Services:  
 Mains gas, electricity, water and drainage.



## LOCAL AUTHORITY

Waverley Borough Council, Farnham

## 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	