

OUTSIDE

There are several store rooms a wc and a large single garage with a pergola walk way. There is a terrace with steps leading down to the garden which is laid mainly to lawn with mature trees and shrubs. At the bottom of the garden is a large shed. There is ample parking available to the side of the property with access leading to the rear garden.

LOCATION

The property is situated in an extremely convenient location, close to the town centre and Farnham Park. 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, 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



Upper Hale Road, Upper Hale, Farnham, GU90PA

Offers in excess of £600,000

An exciting opportunity to purchase a period property that was originally part of the adjoining Clock House dating from 1894. The property is in need of modernisation, but offers versatile family accommodation. EPC rating F (27)

Tel 01252 733042

**Email Farnham@winkworth.co.uk
99 West Street, Farnham, GU9 7EN**

Winkworth

Winkworth



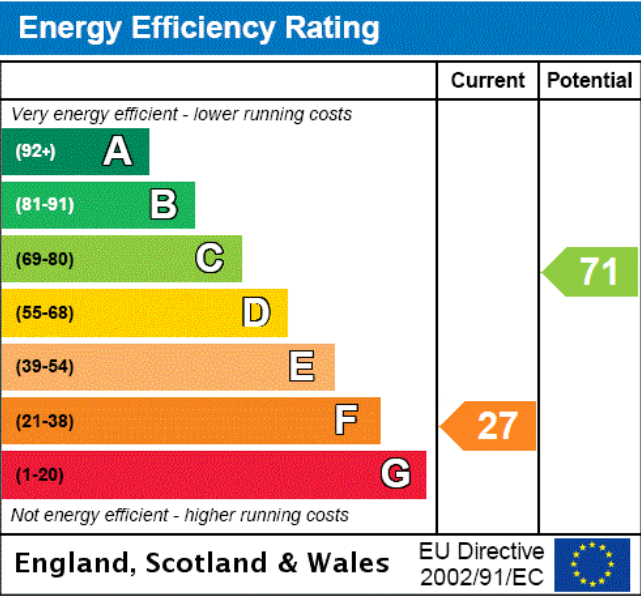
ACCOMMODATION

Living Room, Reception Room, Study, Kitchen/Dining Room, Pantry, Conservatory, Store Room, Four Double Bedrooms, Bathroom, wc, Cellar, outside Store Rooms and wc, Single Garage

DESCRIPTION

This property has been in the same family for over 40 years and has retained many of its original features. It has huge potential with some updating to be a fantastic spacious home. This interesting property benefits from vacant possession, a southerly-facing aspect for both accommodation and garden, driveway parking for 4 cars, garage and outbuildings. Situated within commuting distance of London, walking distance of Farnham Park and excellent Ofsted rated schools, this property is one you need to view to appreciate.

Upon entering the property, there is a central entrance hall with a period fire place which leads to an inner lobby. The large reception room features a grand fire place and large windows offering plenty of natural light, a study with period shelving and a shower room with basin and wc. The living room has a large brick fireplace allowing for wood storage with a log burner. Leading off the living room is the kitchen/dining room with a range of units and a built-in breakfast area offering views over the garden, a pany/walk in cupboard with built in shelving. and a small conservatory. There is also a separate storage room and a cellar. From the inner lobby the stairs lead to the first floor with the master bedroom which offers a dual aspect with views over the garden and a large feature fireplace, three further double bedrooms one with feature beams, dual aspect and a period fireplace a family bathroom with basin and bath and a separate wc.



Approximate Area = 242.7 sq m / 2612 sq ft
Including Limited Use Area (7.9 sq m / 85 sq ft)
Outbuilding = 28.5 sq m / 306 sq ft
Approximate Area = 271.2 sq m / 2919 sq ft

