

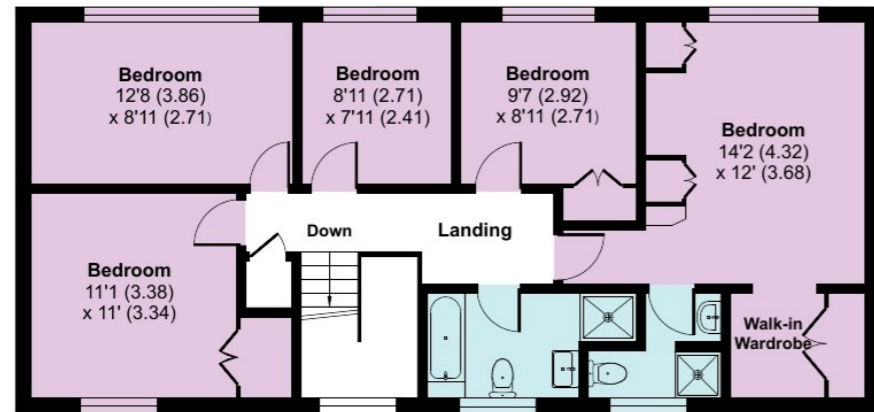
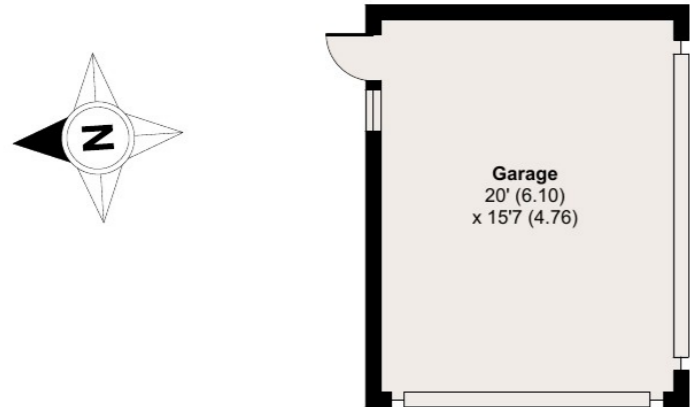
# Giffards Meadow, Farnham, GU9

Approximate Area = 1753 sq ft / 162.8 sq m

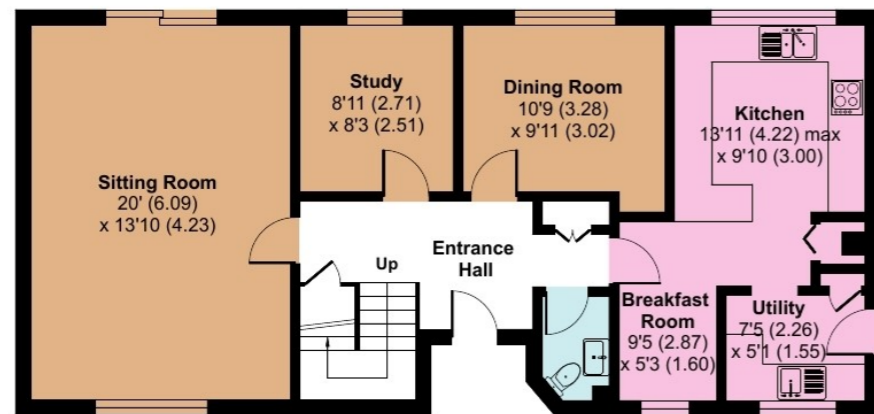
Garage = 310 sq ft / 28.7 sq m

Total = 2063 sq ft / 191.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



## GIFFARDS MEADOW, FARNHAM, SURREY, GU9

Guide Price £1,175,000

A detached family home located on a private road within walking distance to Farnham mainline station and sits on a plot of 0.33 acres.

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 99 West Street, Farnham, GU9 7EN

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**ACCOMMODATION**

- Detached family home
- Three reception rooms
- Principal bedroom suite
- Four further bedrooms
- Large garden
- Detached double garage
- Sought after residential road
- Walking distance to Farnham mainline train station
- Close proximity to South Farnham School

**DESCRIPTION**

Approached via a tarmac driveway, this detached family home is situated in a smart residential cul-de-sac of nine houses.

This family home is positioned on a sought after residential road and is within close proximity to Farnham train station and South Farnham School.

Upon entering, there is a large inviting entrance hallway, kitchen/breakfast room with adjoining utility room and backdoor to side, large dual aspect sitting room with patio doors to rear, dining room, study, downstairs cloakroom and understairs storage.

To the first floor, there is an impressive principal bedroom with dressing room and en suite shower room, four further bedrooms, large landing and family bathroom.

Outside  
The property sits back from the road with a large lawned front



garden, tarmac driveway providing parking for three vehicles with access to the double garage. The large rear garden is well screened and mainly laid to lawn. There is an array of bedding plants, shrubbery, small trees, courtyard and patio area.

**LOCATION**

Giffards Meadow is a particularly attractive cul-de-sac of nine properties, situated in the heart of South Farnham. The cul-de-sac is positioned just off Waverley Lane which is one of Farnham's central prime roads and the property is within 0.5 miles of Farnham mainline rain station with direct access to London Waterloo. There are close by amenities such as convenience store, Lost Boy bar/restaurant, Gostrey Meadow Park and a great selection of further shops and restaurants. The area is renowned for its good schools and is close by to the much sought after South Farnham School, St. Polycarp's Catholic primary School and Weydon Academy as well as an excellent choice of private schools including Frensham Heights, More House and Edgeborough Prep School. 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.

**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. 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>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(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	