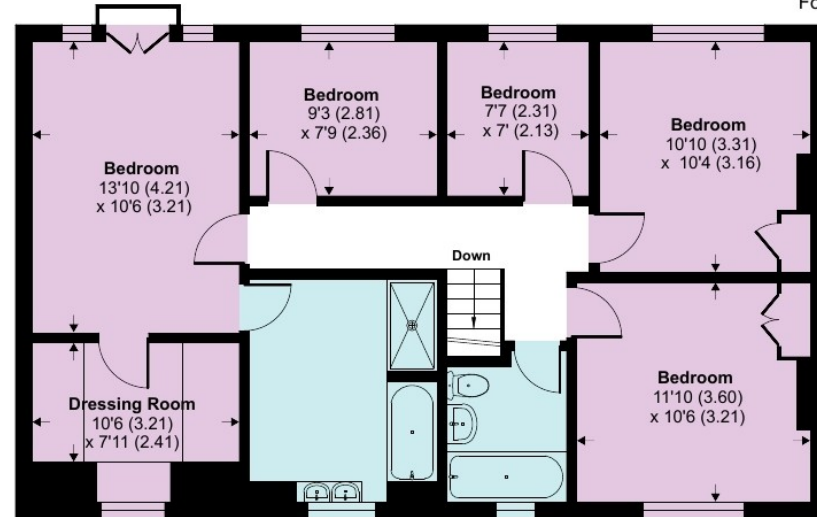
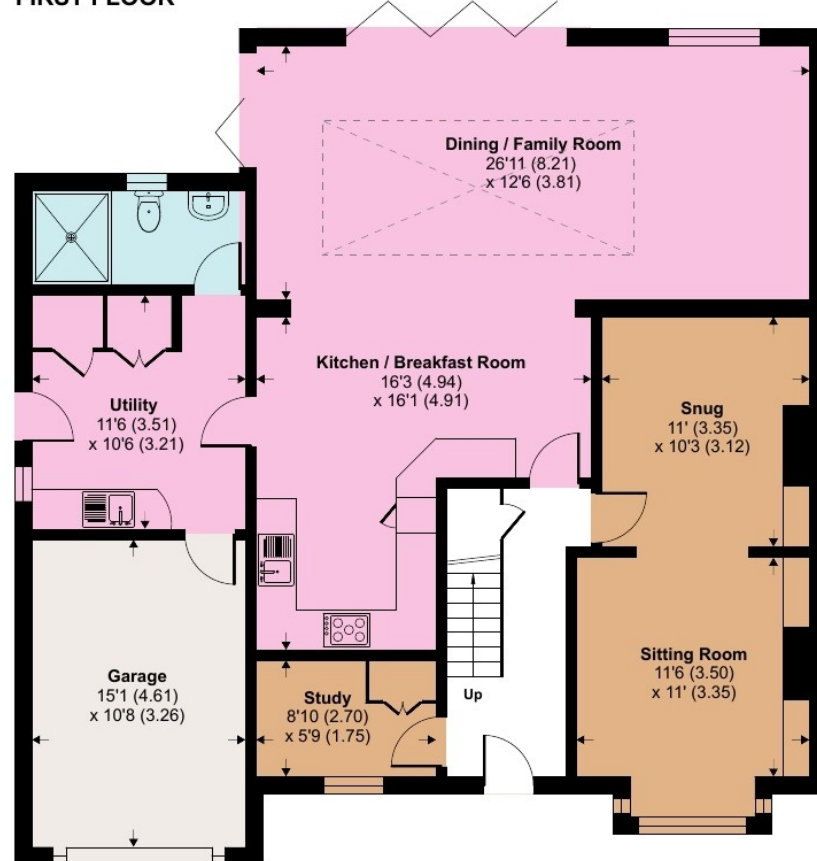


# Broomleaf Road, Farnham, GU9

Approximate Area = 2036 sq ft / 189.1 sq m  
 Garage = 159 sq ft / 14.7 sq m  
 Total = 2195 sq ft / 203.8 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



## BROOMLEAF ROAD, FARNHAM, SURREY, GU9

OIEO £1,500,000

Substantial family home within walking distance to South Farnham School and Farnham mainline train station.

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

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**Winkworth**



**ACCOMMODATION**

- Open plan kitchen/dining/family 'hub' room
- Three reception rooms
- Well presented home
- Five bedrooms, three bathrooms
- Large utility room and garage
- South Farnham prime road
- Walking distance to Farnham mainline train station
- South facing rear garden

**DESCRIPTION**

Approached via a large gravelled driveway, 20 Broomleaf Road is a charming home that has been carefully remodelled and extended by the current homeowners.

This spectacular family home offers trendy living that is located within an area of prime South Farnham, only moments away from the mainline train station and South Farnham School.

The accommodation is spacious throughout, perfect for family and/or multi-generational living.

Upon entering, there is an inviting entrance hallway, incredible bespoke open plan kitchen/breakfast/dining/family room 'hub' room with bifolding doors onto garden, sky lantern and underfloor heating, spacious utility room with door to side, downstairs shower room, access to integral garage. There is a smart sitting room with feature fireplace and bay window, downstairs snug room, study and understairs cupboard.

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



**Outside**

The property sits back from the road with a large gravelled driveway providing ample parking for several cars. The front is enclosed by mature hedging and there is access to a single garage. Towards the rear of the property there is a large fully landscaped garden that is well screened on all sides providing upmost privacy. There is a patio that expands the length of the property, table tennis area, an abundance of specimen plants and shrubbery, pergola, bbq area and there are storage areas down both sides of the house.

**LOCATION**

Broomleaf Road is one of Farnham's central prime roads and the property is within 0.3 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.

The Georgian town of Farnham offers an excellent choice of pubs, bars and restaurants including Bills, Côte, The Giggling Squid, The Castle Inn & Zizzi, along with an extensive range of high street independent shopping and recreational facilities, including a leisure centre, Reels Cinema (Brightwell's Yard), David Lloyd centre and various golf courses.

**LOCAL AUTHORITY**

Waverley Borough Council, Farnham | Council Tax Band - G

**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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |
|       |               | 69 C    | 78 C      |