



FAIRHOLME GARDENS, FARNHAM, SURREY, GU9

£600,000 *Freehold*

4  3  2 

KEY FEATURES

- Well presented home
- Three reception rooms and study
- Four bedrooms
- Private cul-de-sac
- Integral garage and driveway
- Walking distance to Farnham town
- 0.5 miles to Farnham mainline station
- No onward chain



Farnham

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ACCOMMODATION

This spacious and versatile townhouse, offering approximately 1,707 sq ft of accommodation including the integral garage, occupies an attractive end-of-terrace position within a mature residential setting. The property provides an excellent combination of space, practicality and convenience, making it equally well suited to downsizers, professionals and smaller families.

The accommodation is arranged over three floors and has been thoughtfully designed to provide flexibility for modern living. A welcoming entrance hall provides access to a study or fifth bedroom, ideal for home working, together with a useful cloakroom and integral garage.

The kitchen/breakfast room offers generous storage and ample space for informal dining, whilst a separate dining room flows naturally through to the conservatory, creating a bright and adaptable living space overlooking the courtyard garden.

The first floor sitting room is a particularly attractive reception space, enjoying a pleasant outlook through French doors and a Juliet balcony framed by mature trees, creating a peaceful and private atmosphere.

The bedroom accommodation provides excellent flexibility and generous proportions throughout. Occupying the upper floor, the principal bedroom suite enjoys a leafy outlook, fitted wardrobes and an en suite shower room, creating a comfortable and private retreat. Two further bedrooms are served by a beautifully appointed family bathroom, finished in a contemporary style with quality fittings and a clean, modern finish.

The layout offers excellent versatility for visiting family, guests or those requiring additional home-working space.



MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: F

EPC rating: C

Is the property listed: Property is not listed

Outside

The courtyard garden provides a private and easily maintained outdoor space, enclosed by mature trees and established planting. Designed for ease of maintenance, it offers an attractive setting for outdoor dining, entertaining or simply enjoying a quiet moment outdoors.

The end-of-terrace position enhances both privacy and natural light, while the integral garage and private driveway provide valuable parking and storage.

LOCATION

Fairholme Gardens occupies a convenient and well-established position within easy reach of Farnham's extensive amenities. The Georgian town centre offers an excellent selection of independent boutiques, cafés, restaurants and public houses, together with a range of everyday shopping facilities including Waitrose, Marks & Spencer Foodhall and several supermarkets.

For those who enjoy an active lifestyle, Farnham Park is nearby, offering over 300 acres of parkland, walking trails, a café and a popular 9-hole golf course. The town also benefits from a leisure centre, tennis facilities and excellent access to surrounding countryside.

Farnham mainline station provides regular services to London Waterloo, while the A31, A3 and M3 offer convenient road connections, making the property particularly appealing to commuters. The combination of accessibility, amenities and green space makes Farnham one of Surrey's most desirable market towns.



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

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/FAR240269>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Fairholme Gardens, Farnham, GU9

Approximate Area = 1572 sq ft / 146 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 1707 sq ft / 158.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Winkworth. REF: 1512790

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