

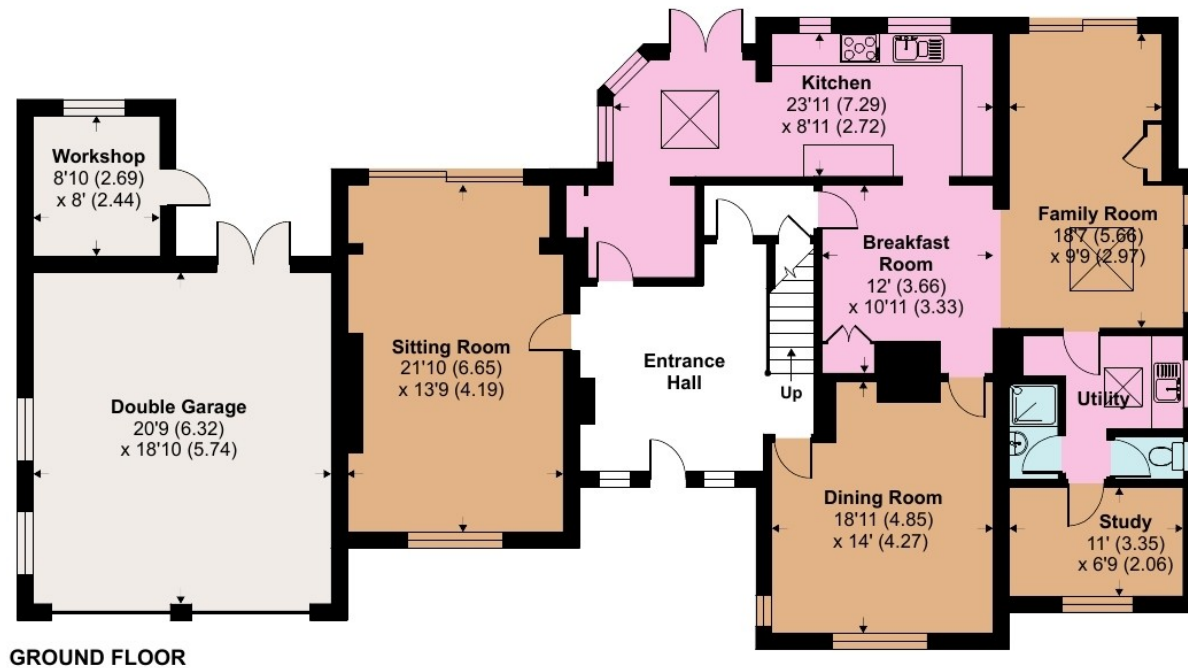
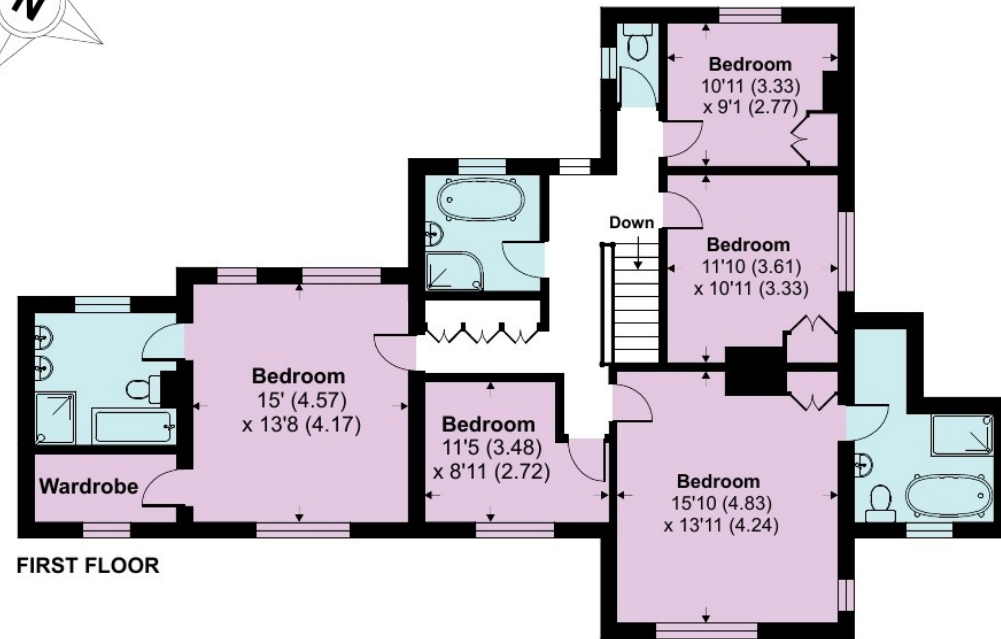
Great Austins, Farnham, GU9

Approximate Area = 2781 sq ft / 258.4 sq m

Garage / Workshop = 471 sq ft / 43.7 sq m

Total = 3252 sq ft / 302.1 sq m

For identification only - Not to scale



GREAT AUSTINS, FARNHAM, SURREY, GU9

Guide price £2,000,000

Substantial family home, offering 3,252 square feet of accommodation within walking distance to South Farnham School and Farnham mainline train station.

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ACCOMMODATION

- Large inviting entrance hallway
- Kitchen/breakfast room
- Three reception rooms, study and utility room
- Principal bedroom suite
- Four further bedrooms and three bathrooms
- Double garage and workshop
- Large garden with views to Farnham Castle
- No onward chain

DESCRIPTION

Approached via a large gravelled driveway, Harefield, 22 Great Austins is a characterful Edwardian home that comes to the market for the first time in almost 50 years.

This spectacular family home offers spacious amounts of well presented living accommodation that is located within an area of prime South Farnham, within easy walking distance of the mainline train station and South Farnham School.

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

Upon entering, there is a large entrance hallway with log burning stove, fully fitted kitchen/breakfast room with an open fireplace, and with a sky lantern and French doors to rear, dual aspect sitting room with log burning stove and sliding patio doors to rear, traditional dining room with open fireplace, family room with sliding patio doors to rear, downstairs study room, utility room, toilet and downstairs cloakroom with wet room shower.

To the first floor, there is an impressive principal bedroom suite with walk in wardrobe area and en suite bathroom with wet room shower, guest bedroom with large en suite bathroom with wet room shower, two further double bedrooms, single bedroom, family bathroom, toilet, airing



cupboard and landing area.
Outside
The property sits back from the road with a large gravelled driveway providing ample parking for several cars and the front is enclosed by mature hedging and trees. Towards the rear of the property there is a large level garden with raised flower/shrub beds and which is well screened by mature hedges on all sides providing good privacy. There is a large patio that extends the width of the property, with seating area, access to the double garage, and a workshop which would alternatively be suitable for use as a home office. There is also a greenhouse and two sheds.

LOCATION

Harefield is a superb Edwardian home which occupies a particularly fine position in mature grounds within Great Austins, one of the highly regarded locations within the Farnham area, away from the main traffic routes. Farnham is well known for its wide streets and Georgian and medieval architecture, beneath its historic castle and park. The town centre lies within 0.9 miles, providing good shopping facilities with a variety of restaurants, wine bars and various supermarkets. There is a good selection of private and state schools including South Farnham Junior School close by and others which are Barfield, Edgeborough, Frensham Heights, More House and Charterhouse. There is also an excellent choice of golf courses at Hankley Common and Hindhead. Farnham train station is 0.6 miles away from the house, and London Waterloo can be reached in just under an hour using the fast service. There is ready access to the surrounding countryside, providing superb opportunities for walking, riding and country pursuits. Communications are excellent from this position with the A31, A331, M3 (Junc 5) and the A3 all providing good access to the national motorway network, as well as both Heathrow and Gatwick airports.

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		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		