



RYLE ROAD, FARNHAM, SURREY, GU9

Offers over £400,000 *Freehold*



KEY FEATURES

- Coveted South Farnham setting
- Elegant open-plan living space with garden access
- Contemporary, well-appointed kitchen
- Two generous bedrooms
- Stylish modern bathroom
- Private, mature landscaped garden
- Off-street parking
- Impeccably presented throughout
- Offered with no onward chain



Farnham

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ACCOMMODATION

Situated in the highly sought-after South Farnham area, this beautifully presented home offers well-balanced accommodation, stylish interiors and a wonderfully established rear garden, all within easy reach of Farnham town centre and excellent local schools.

The ground floor is centred around an impressive open-plan sitting and dining room, creating a bright and sociable living space. Large sliding doors open directly onto the garden, flooding the room with natural light and seamlessly connecting indoor and outdoor living—ideal for both everyday life and entertaining.

The kitchen is well-appointed, fitted with a comprehensive range of modern units providing ample storage and worktop space. Thoughtfully designed, the room enjoys a pleasant outlook and direct access to the rear, adding to the practicality of the layout.

Upstairs, the property offers well-proportioned accommodation. The principal bedroom is a generous and calming double room, presented in neutral tones with excellent natural light. A further bedroom provides flexible space, ideal as a guest room, nursery or home office. The family bathroom is finished with a clean and contemporary white suite, including a panel-enclosed bath with shower over, wash hand basin and WC, complemented by modern tiling for a bright and fresh finish.

Externally, the rear garden is a particular highlight—generous, private and beautifully landscaped with a variety of mature planting, established trees and well-stocked borders. The garden provides a peaceful setting and a wonderful sense of privacy, perfect for relaxing or entertaining throughout the seasons.

To the front, the property benefits from a neat and attractive approach with driveway parking, adding to the overall appeal.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: C
EPC rating: C
Is the property listed: Property is not listed

LOCATION

Ryle Road is ideally positioned in South Farnham, one of the town’s most desirable residential areas, well regarded for its excellent schooling including the popular South Farnham School and Weydon School.

Farnham is one of Surrey’s most sought-after market towns, offering an exceptional blend of heritage, convenience and countryside living. The vibrant town centre provides an excellent selection of independent boutiques, national retailers, artisan cafés and well-regarded restaurants, creating a lively and welcoming atmosphere. A mainline station offers direct services to London Waterloo, making the area particularly attractive to commuters, while excellent road connections link easily to the A31, A3 and wider motorway network.

The surrounding countryside is a major highlight of Farnham’s appeal. Farnham Park, with its sweeping parkland, mature woodland and far-reaching views, sits moments from the town centre and is ideal for walking, cycling and outdoor recreation. Nearby Bourne Woods, Frensham Common and the picturesque Frensham Ponds provide further opportunities for scenic walks, water activities and family days out.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.



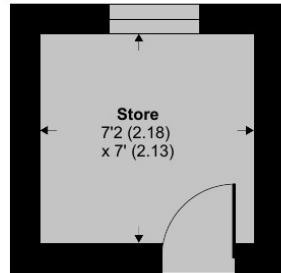
Ryle Road, Farnham, GU9

Approximate Area = 672 sq ft / 62.4 sq m

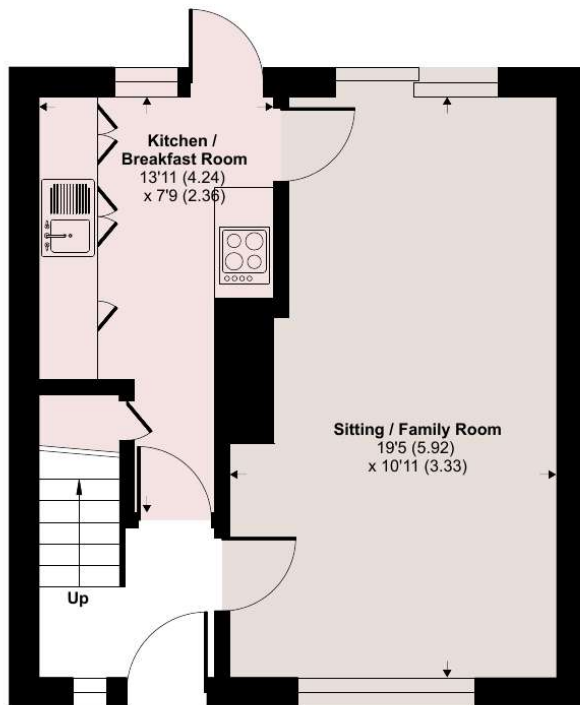
Outbuilding = 50 sq ft / 4.6 sq m

Total = 722 sq ft / 67 sq m

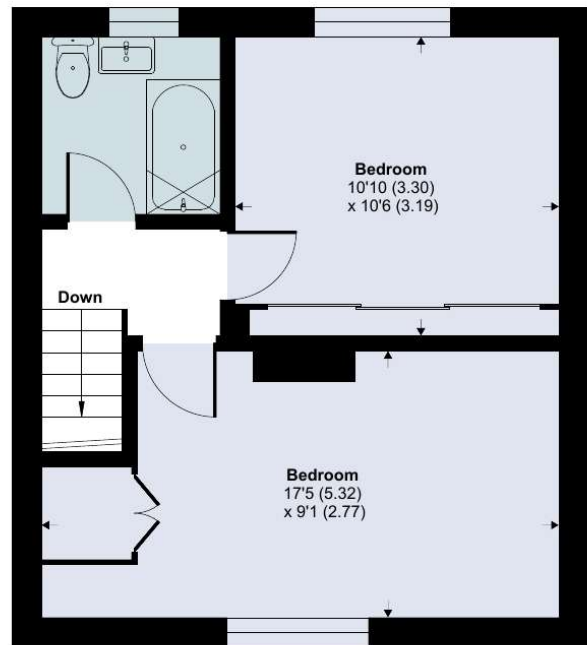
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OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Winkworth. REF: 1451031

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