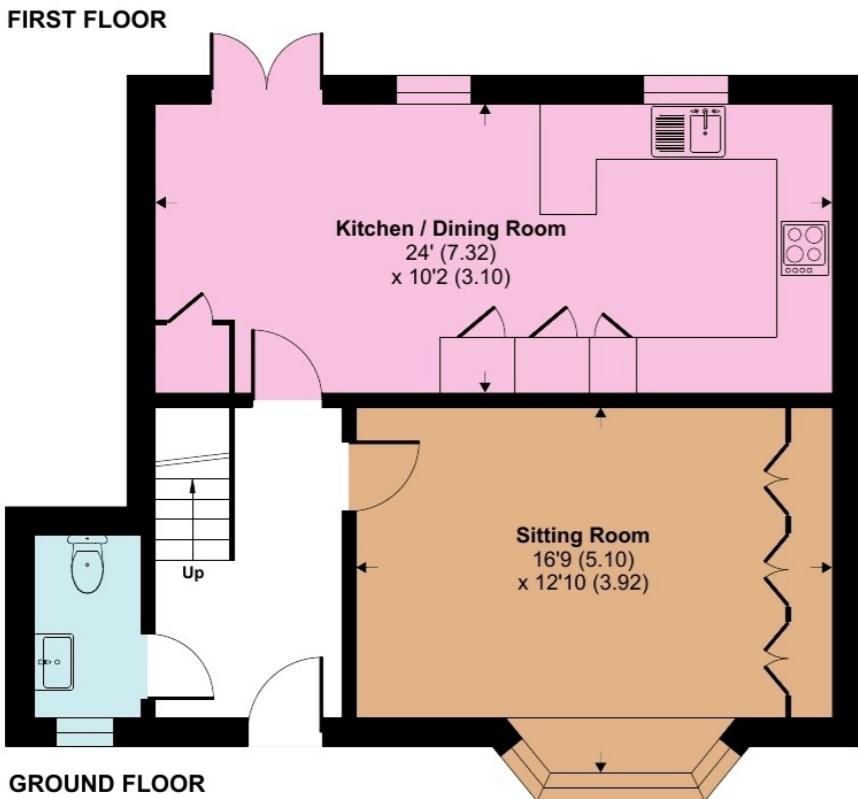
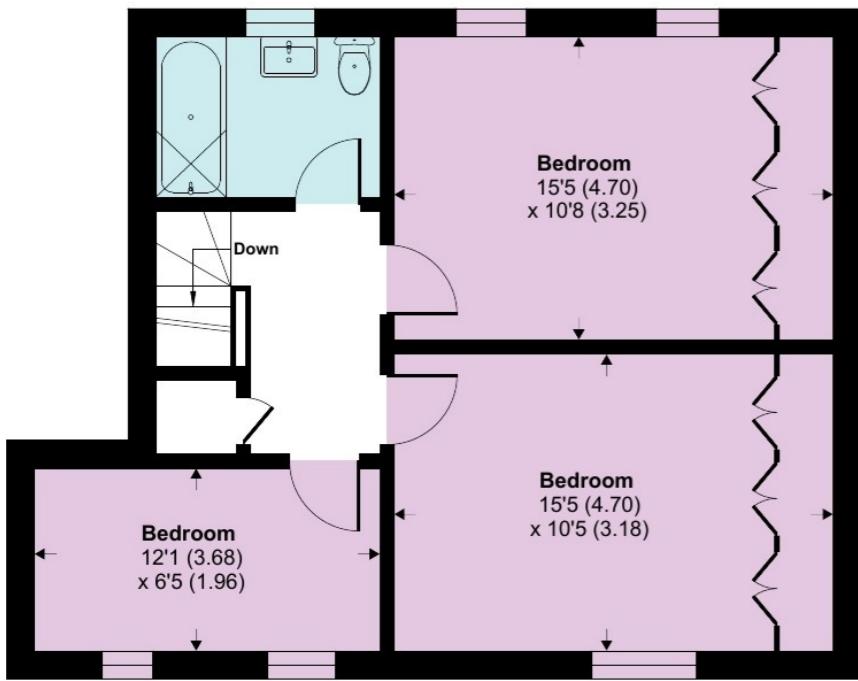


Roman Way, Farnham, GU9

Approximate Area = 1095 sq ft / 101.7 sq m
 Outbuildings = 89 sq ft / 8.2 sq m
 Total = 1184 sq ft / 109.9 sq m
 For identification only - Not to scale



ROMAN WAY, FARNHAM, SURREY, GU9

Offers in excess of £550,000

A beautifully presented three bedroom family home, ideally positioned in a highly sought after residential location just a short stroll from Farnham town centre and the scenic Farnham Deer Park.

Tel 01252 733042
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ACCOMMODATION

Desirable location near Farnham Park and the town centre

Three good sized bedrooms

Beautifully presented throughout

Hi spec premium kitchen

Spacious rear garden

Modern garden office

Ample off street parking

DESCRIPTION

This stylish three bedroom family home with off street parking and garden office is located within a desirable residential area near Farnham town centre and Farnham Deer Park.

The ground floor comprises inviting entrance hallway with engineered oak flooring, a brand new contemporary cloakroom with unique concrete basin and bespoke shelving, and a fantastic modern kitchen/dining room with plenty of space for a good sized dining table. The high spec Ella Austin kitchen includes premium storage units and drawers, Hanex worktops, a breakfast bar, and integrated Neff appliances. The engineered oak flooring flows through the hallway and kitchen, creating a seamless and stylish feel. The generous sitting room is light, spacious and enhanced by bespoke fitted storage units, a large bay window and smart window shutters. There is also some very useful bespoke under stairs storage for jackets and shoes.

Upstairs offers two large double bedrooms with ample built in storage, a large single third bedroom and a stylish three-piece family bathroom with shower over bath. Window shutters feature in all bedrooms and the upstairs also benefits from new carpet throughout and a good sized storage cupboard.

Outside, to the front is excellent off street driveway parking for at least three cars, enclosed with mature hedging for privacy. To the rear of the property is a good sized, private garden that is mostly laid to lawn but complemented by a neat patio area. A superb outdoor office provides an ideal year round workspace, complete with internal and external lighting, high speed Wi Fi and underfloor heating. There is also a separate storage area for bikes, garden furniture etc.



| 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 | 72 C |

The property also benefits from solar panels which heat the water tank, significantly reducing running costs, a new boiler installed in 2023, and a Smart Hive thermostat that allows full control of heating and hot water from anywhere via an app.

LOCATION

Set in a peaceful and sought after residential area, this property enjoys excellent access to local amenities, a welcoming free house, sports and fitness facilities and the charming Farnham town centre. Just moments away lies Farnham Park, 320 acres of beautiful historic parkland with walking and cycling trails, Birdies cafe, a 9hole golf course and stunning panoramic views. Superb transport links provide easy reach to the high street, mainline station, and well regarded local schools. Roman Way also features its own well equipped children's play area, making it an ideal choice for families and those seeking a calm yet convenient location.

Farnham is an historic former market town lying on the Surrey/ Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural, shopping and educational facilities. Within the town is a train station providing direct access to London Waterloo in approximately one hour. 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 I Council Tax Band D

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.