

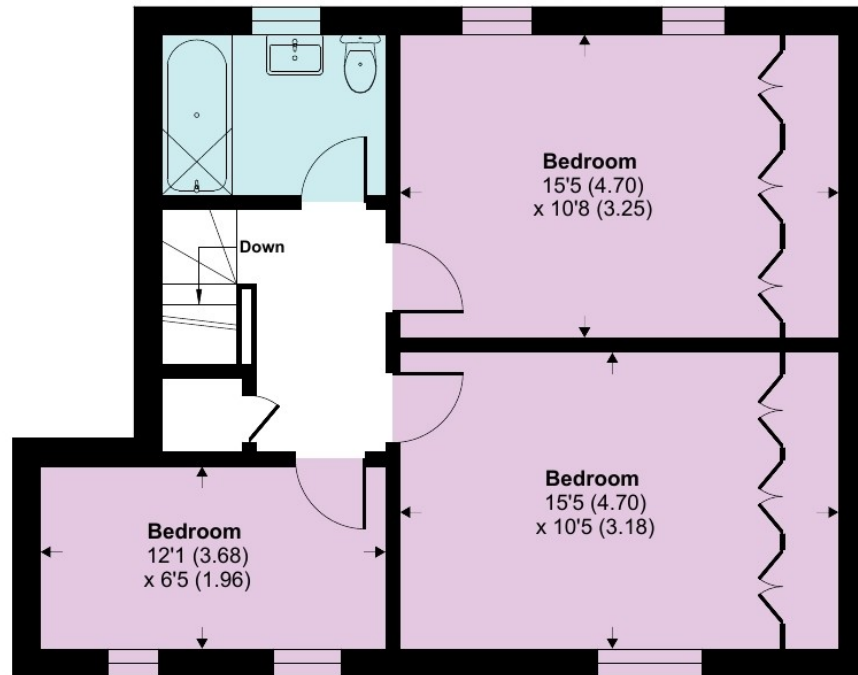
## Roman Way, Farnham, GU9

Approximate Area = 1095 sq ft / 101.7 sq m

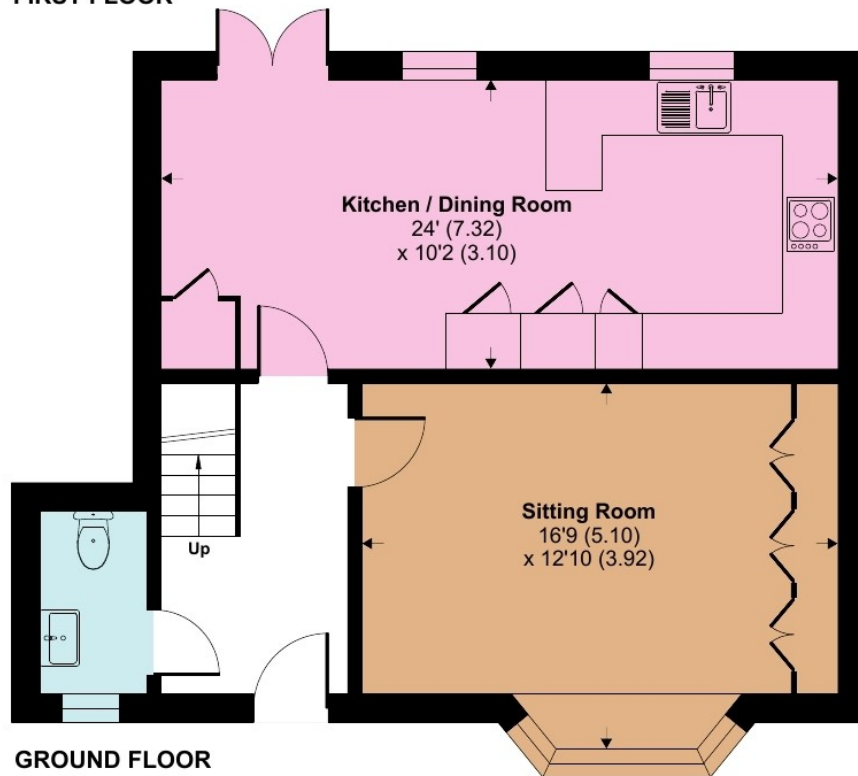
Outbuildings = 89 sq ft / 8.2 sq m

Total = 1184 sq ft / 109.9 sq m

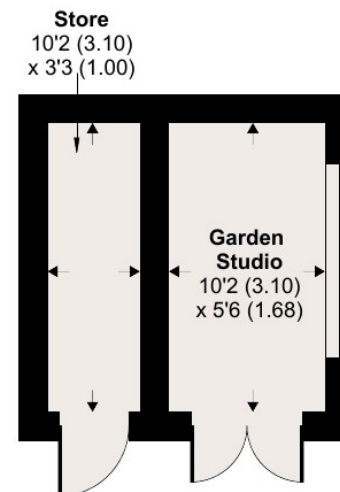
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING 1 / 2



## 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.

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**Winkworth**





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 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

