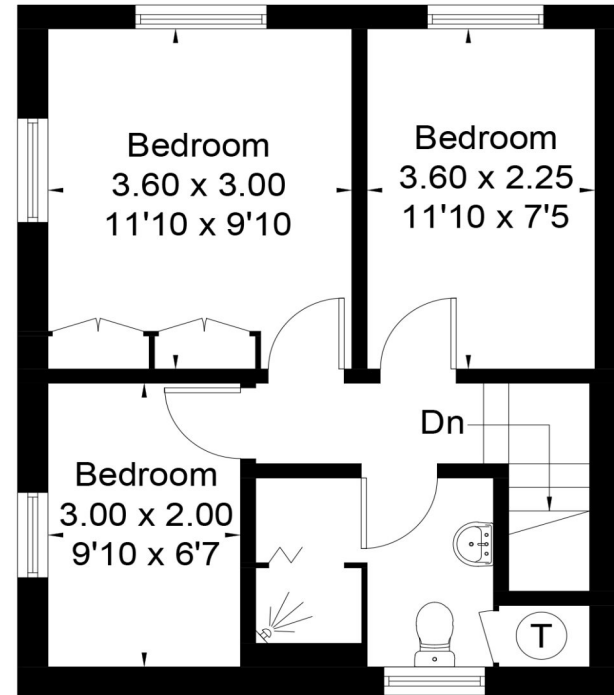
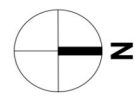


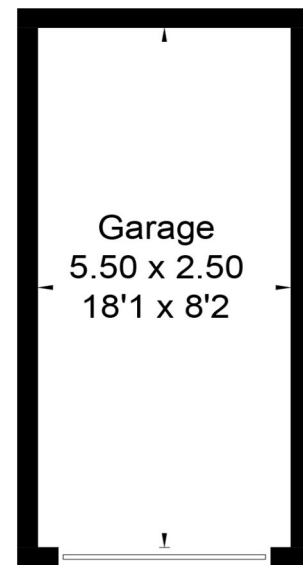
Approximate Floor Area = 72.6 sq m / 781 sq ft  
 Garage = 13.8 sq m / 149 sq ft  
 Total = 86.4 sq m / 930 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 251081

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 Email Farnham@winkworth.co.uk  
 99 West Street, Farnham, GU9 7EN

**Winkworth**



**Cobbetts Mews, The Hart, Farnham, GU9**

**Guide Price £449,950**

A three bedroom house in Farnham with garage, driveway and garden, set in this prime central Farnham location within walking distance of Waitrose and nearby amenities.

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 Email Farnham@winkworth.co.uk  
 99 West Street, Farnham, GU9 7EN

**Winkworth**





**ACCOMMODATION**

- Large sitting room
- Downstairs cloakroom
- Three bedrooms
- Private garden
- Driveway
- Garage
- Town centre location
- No chain

**DESCRIPTION**

Set in the heart of Farnham in a private Mews development, this property is ideally located close to nearby shops and amenities.

The accommodation comprises fully fitted kitchen, separate dual aspect sitting room with patio doors to garden, downstairs cloak room, under stairs storage.

On the first floor there is a principal double bedroom with built in wardrobe, further double bedroom, single bedroom and family bathroom.

Outside there is a private, low maintenance garden with patio area and a gate for side access.

**LOCATION**

The property is situated in the centre of Farnham, in an extremely convenient location on The Hart. 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 an 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, Godalming

**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

