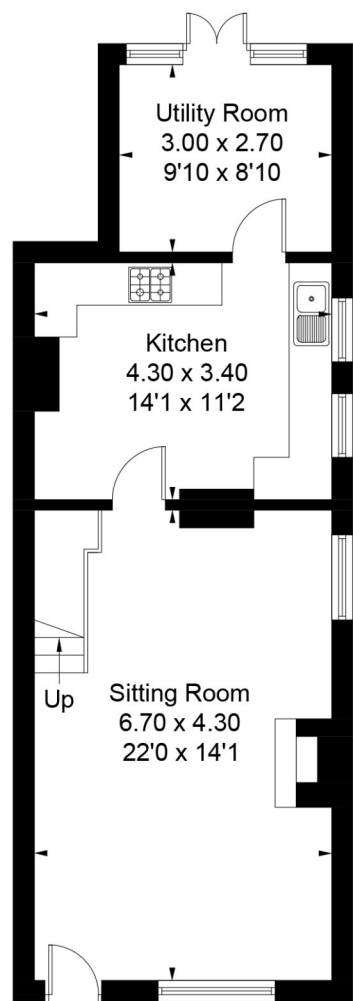


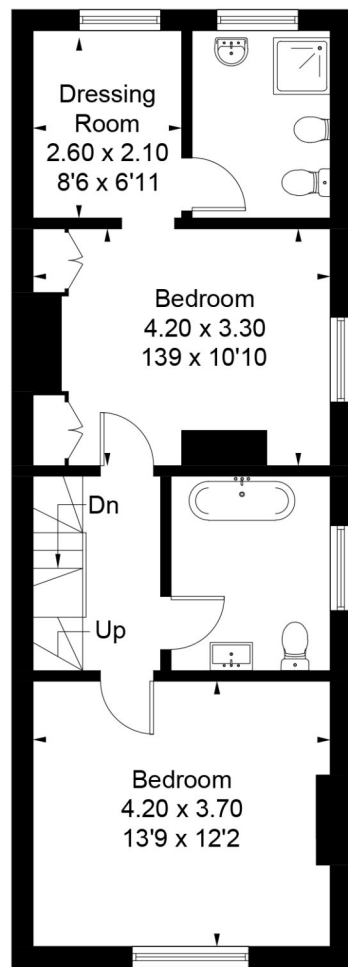
Approximate Floor Area = 137.7 sq m / 1482 sq ft

Studio = 19.2 sq m / 207 sq ft

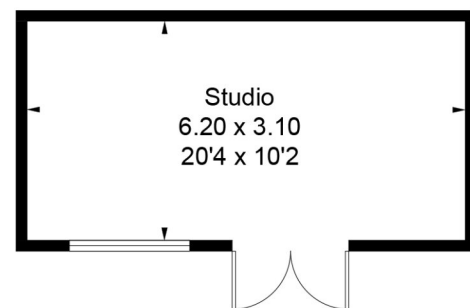
Total = 156.9 sq m / 1689 sq ft



Ground Floor

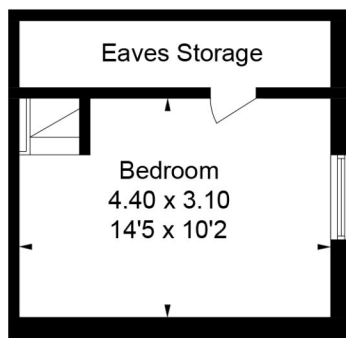


First Floor



Outbuilding

(Not Shown In Actual Location / Orientation)



Second Floor



## Hale Road, Farnham, GU9

Guide Price 'Offers in excess of £575,000'

A delightful and beautifully presented period semi-detached cottage with origins we understand that date to 1780, offering excellent reception space and three bedrooms. EPC rating D (64)

Tel 01252 733042

Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)

99 West Street, Farnham, GU9 7EN

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**Winkworth**

**ACCOMMODATION**

Living/dining Room, Kitchen, Utility Room, Master Suite with Dressing Room and Ensuite, Family Bathroom, Two Further Bedrooms, Garden, Summer House.

**DESCRIPTION**

On arrival at this property, there is a part glazed front door leading into the delightful double aspect living/dining room, with period oak beams and oak engineered flooring. The fireplace with beam over has a log burner and there is a feature shelving unit with 18th century oak pew shelves and storage under. A door leads through to the kitchen with a wide range of Shaker style units under a quartz worktop, a single oven, gas hob, ceramic bowl and a half sink. There is space for an American fridge/freezer and dishwasher. Into the utility room which has underfloor heating, floor and eye level shaker style units including a tall larder unit and a stainless steel sink. There is space for a wine chiller, a washing machine and a tumble dryer. French doors lead out to the sunken patio and the garden. From the living room the stairs lead to the first floor and the master suite with feature tongue and groove panelling, stripped pine floorboards and built in cupboards either side of a period cast iron fireplace, an archway leads through to the dressing room and the ensuite comprising of walk in shower, basin, heated towel rail and WC. Further double bedroom with built in wall to wall cupboards and alcove housing a desk. Family bathroom with bath, basin, heated towel rail and WC, tiled flooring. The second staircase takes you to a double bedroom on the third floor with eaves storage.

**OUTSIDE**

The sunken terrace is ideal for outside entertaining with steps leading up to the lawned area of the garden with borders of shrubs and trees leading to the summerhouse and pergola. The summerhouse offers versatile use, it has lighting, multiple sockets, underfloor floor heating and would be ideal as a home office.

**LOCATION**

The property is situated in an extremely convenient location, close to the town centre and access to Farnham Park, 320 acres of medieval deer park, walkways for pedestrians and cyclists, a 9 hole golf course and panoramic views over Farnham.

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.

**SERVICES**

Mains gas, electricity, water and drainage.

**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**

