

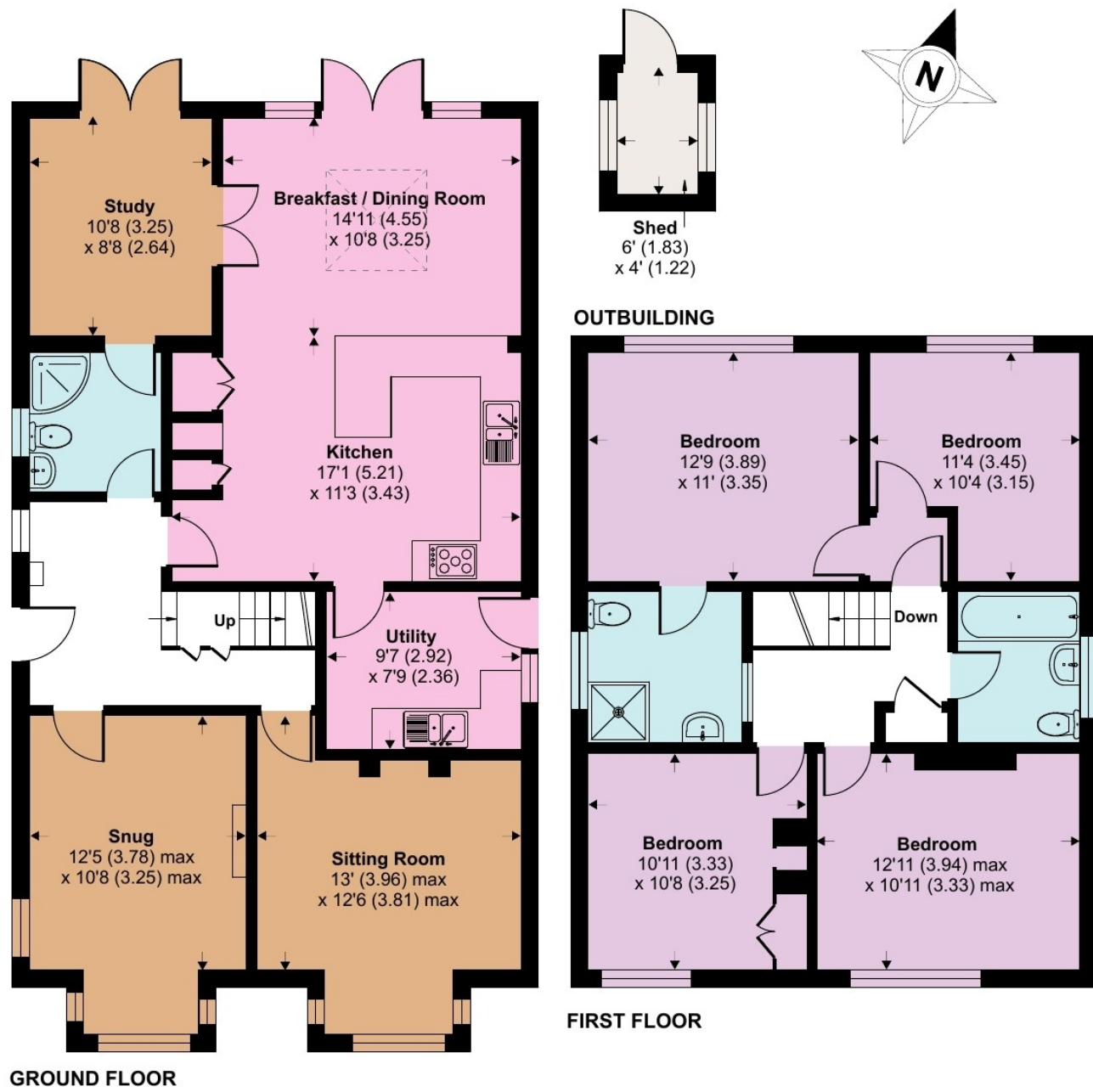
Bridgefield, Farnham, GU9

Approximate Area = 1782 sq ft / 165.5 sq m

Outbuilding = 24 sq ft / 2.2 sq m

Total = 1806 sq ft / 167.7 sq m

For identification only - Not to scale



Bridgefield, Farnham, Surrey, GU9

Offers in excess of £1,025,000

Situated in this popular and convenient position within a short walk of Farnham station and the town centre, a four bedroom detached family house.

Tel 01252 733042
 Email Farnham@winkworth.co.uk
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ACCOMMODATION

- Open plan kitchen/breakfast 'hub' room
- Three reception rooms and study
- 0.2 miles to Farnham station
- Four double bedrooms
- Three bathrooms
- Large flat lawn
- Close proximity to town centre
- Planning permission granted - WA/2021/01502

DESCRIPTION

Located in a prime South Farnham position, this delightful detached family home was built circa 1930's and is situated only moments from Farnham mainline train station.

In addition there is full planning permission for a double storey extension to the left side of the property - Planning Reference Link WA/2021/01502.

The house is ideally situated within easy reach of local amenities including convenience store, public house and local green Gostrey Meadow.

Ground floor accommodation comprises large entrance hallway that leads into the fantastic open plan kitchen/breakfast/dining 'hub' room with central island and French doors to patio, adjoining utility room with door to side, large sitting room with bay window, snug with bay window, study/gym room with French doors to rear and downstairs shower room.

Upstairs there is a principal bedroom with en suite shower room and views to rear garden, three further double bedrooms, family bathroom, large landing area and airing cupboard.



Outside to the front there is a gravelled driveway for several cars, side courtyard area and towards the rear is a large flat garden that is mainly laid to lawn with patio, garden shed, shrubbery and bedding.

LOCATION

The property is situated within 0.2 mile from Farnham railway station and 0.5 mile from the town centre in an extremely 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 and Farnham Maltings which is one of the busiest and most diverse arts centres in Surrey offering theatre, film, craft, music, festivals, family theatre and more. The train station provides direct access to London Waterloo in approximately the 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

