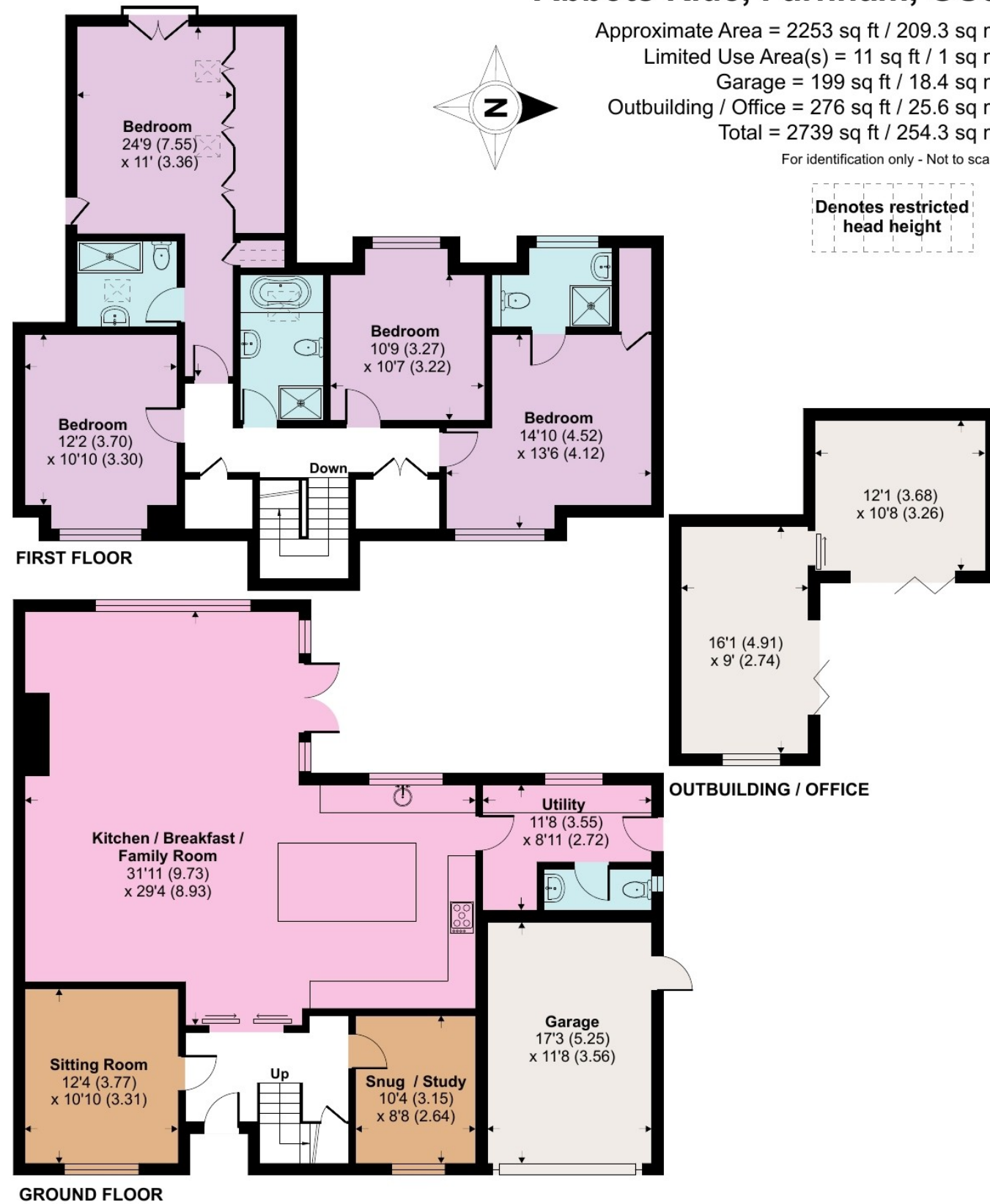


Abbots Ride, Farnham, GU9

Approximate Area = 2253 sq ft / 209.3 sq m
 Limited Use Area(s) = 11 sq ft / 1 sq m
 Garage = 199 sq ft / 18.4 sq m
 Outbuilding / Office = 276 sq ft / 25.6 sq m
 Total = 2739 sq ft / 254.3 sq m
 For identification only - Not to scale

Denotes restricted
head height



ABBOTS RIDE, FARNHAM, SURREY, GU9

Offers in excess of £1,650,000

Built to an individual design, offering high specification and exceptionally spacious rooms, this turnkey home offers over 2,739 square feet of accommodation.

Tel 01252 733042
 Email Farnham@winkworth.co.uk
 99 West Street, Farnham, GU9 7EN

Winkworth

Tel 01252 733042
 Email Farnham@winkworth.co.uk
 99 West Street, Farnham, GU9 7EN

Winkworth



- ACCOMMODATION**
- High specification kitchen/breakfast/family 'hub' room
 - Adjoining utility room
 - Principal suite and guest bedroom with en suite
 - Large detached outbuilding/cabin office
 - Immaculately presented
 - Landscaped gardens
 - South Farnham prime road

DESCRIPTION

Approached via a large gravelled driveway, 15 Abbots Ride is a bespoke, individualist home set within landscaped grounds, located within an area of prime South Farnham, only moments away from the town.

The high specification accommodation is spacious throughout, perfect for family and/or multi-generational living, with the main kitchen hub enjoying a fantastic outlook onto the landscaped garden.

Upon entering, there is an entrance porch way following onto an inviting entrance hallway leading to a spectacular open plan kitchen/breakfast/family room with huge central island and French doors to rear patio, adjoining utility room, sitting room, snug/study room, downstairs cloakroom.

To the first floor, there is an impressive principal bedroom suite with dressing area, Juliet balcony and en suite shower room, guest bedroom with storage cupboard and en suite shower room, two further double bedrooms, family bathroom with separate shower, landing area, two large storage cupboards.



Outside

The house is approached via a large gravelled driveway providing ample parking for a number of vehicles and there is a single garage to the side with door to side. To the rear, the garden has been recently fully landscaped and provides a large patio area, wooden decking area, pergola, large lawn which is enclosed by shrubbery, bedding plants and mature hedging/trees. There is the benefit of a detached outbuilding/cabin office with power, lighting and WIFI.

LOCATION

Abbots Ride is a smart residential road located on the favoured southern side of Farnham. The property is ideally located with local shops and a wide variety of leisure facilities nearby. There are thriving local pubs, doctor's surgery, and recreation ground with play area. Two leisure centres, one of which is a David Lloyd gym and spa, several golf courses, cricket clubs, The Bourne Tennis Club, Frensham Ponds Sailing Club. Frensham Common, the Bourne Woods & Alice Holt Forest are all within easy reach offering opportunities for walking, riding and cycling.

Farnham is an old English market town with narrow cobbled streets and attractive Georgian architecture, a 12th century castle and parish church. There is a broad mix of outstanding local state, private prep and senior schools. South West train service runs a frequent service from Farnham Station to London/Waterloo in approximately 53 minutes. There is easy access to the M3, A3 and M25.

LOCAL AUTHORITY

Waverley Borough Council, Farnham | Council Tax Band G

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		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		