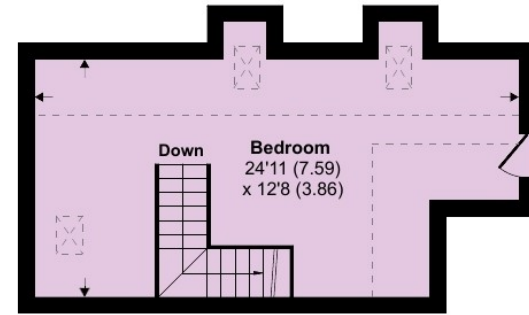
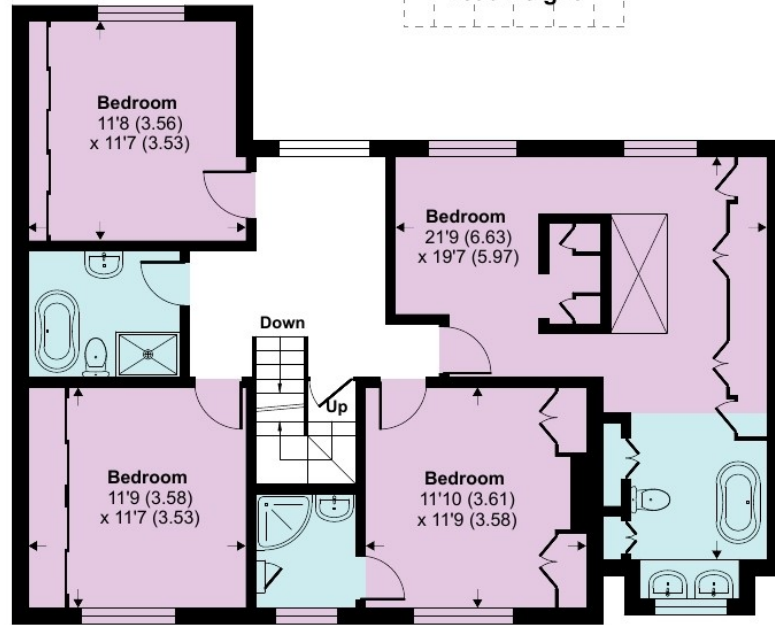


# Broomleaf Road, Farnham, GU9

Approximate Area = 2314 sq ft / 214.9 sq m  
 Limited Use Area(s) = 126 sq ft / 11.7 sq m  
 Garage / Outbuilding = 381 sq ft / 35.3 sq m  
 Total = 2821 sq ft / 262 sq m

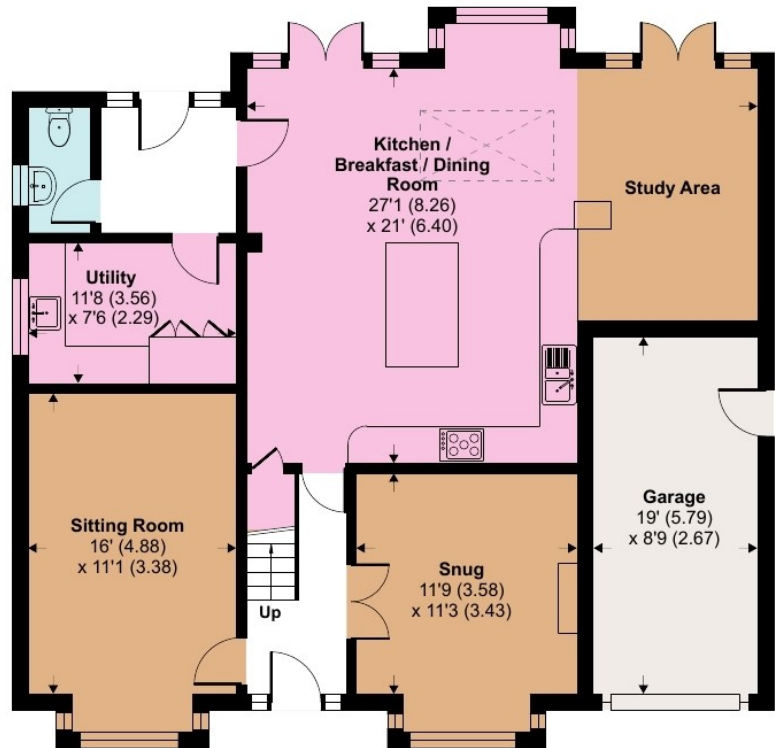
For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR

SECOND FLOOR



OUTBUILDING



## Broomleaf Road, Farnham, Surrey, GU9

Offers in excess of £1,500,000

Wonderful family home, offering high specification living within walking distance to South Farnham School and Farnham mainline train station.

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

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**ACCOMMODATION**

- High specification kitchen/dining/family 'hub' room
- Three reception rooms
- Turnkey living
- Principal suite
- Four further bedrooms
- Multi-generational potential
- Immaculately presented
- South Farnham prime road
- Walking distance to Farnham mainline train station
- Garden/office room

**DESCRIPTION**

Approached via a large gravelled driveway, this is a turnkey home that has been refurbished and redesigned by the current owners.

This spectacular family home offers trendy living that is located within an area of prime South Farnham, only moments away from the mainline train station and South Farnham School.

The high specification accommodation is spacious throughout, perfect for family and/or multi-generational living.

Upon entering, there is an inviting entrance hallway, incredible bespoke open plan kitchen/breakfast/dining room hub with huge central island with sky lantern, underfloor heating and French doors to rear, adjoining study/seating area with access to private courtyard, adjoining boot room, utility area and downstairs cloakroom. There is a large sitting room with bay window, snug room with bay window and log burning stove and garage with access to the side.



To the first floor, there is an impressive principal bedroom suite with built in wardrobe area, walk in double shower, dressing area and roll top free standing bath. To follow there is a guest bedroom with built in wardrobes and en suite shower room, two further double bedrooms with built in wardrobes, family bathroom with separate shower, large landing and reading area. Upstairs on the second floor there is a large double bedroom with eaves storage.

**Outside**

The property sits back from the road with a large gravelled driveway providing ample parking for several cars, with access to garage and the front is enclosed by mature beech hedging. Towards the rear of the property there is a large level garden that is well screened on all sides providing upmost privacy, an outside courtyard, a patio that expands the length of the property, decking area, detached office/garden/gym room, raised seating area and raised flower/shrub beds.

**LOCATION**

Broomleaf Road is one of Farnham's central prime roads and the property is within 0.3 miles of Farnham mainline rain station with direct access to London Waterloo. There are close by amenities such as convenience store, Lost Boy bar/restaurant, Gostrey Meadow Park and a great selection of further shops and restaurants. The area is renowned for its good schools and is close by to the much sought after South Farnham School, St. Polycarp's Catholic primary School and Weydon Academy as well as an excellent choice of private schools including Frensham Heights, More House and Edgeborough Prep School. 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.

The Georgian town of Farnham offers an excellent choice of pubs, bars and restaurants including Bills, Côte, The Giggling Squid, The Castle Inn & Zizzi, along with an extensive range of high street, independent shopping and recreational facilities, including a leisure centre, David Lloyd centre and various golf courses.

**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

