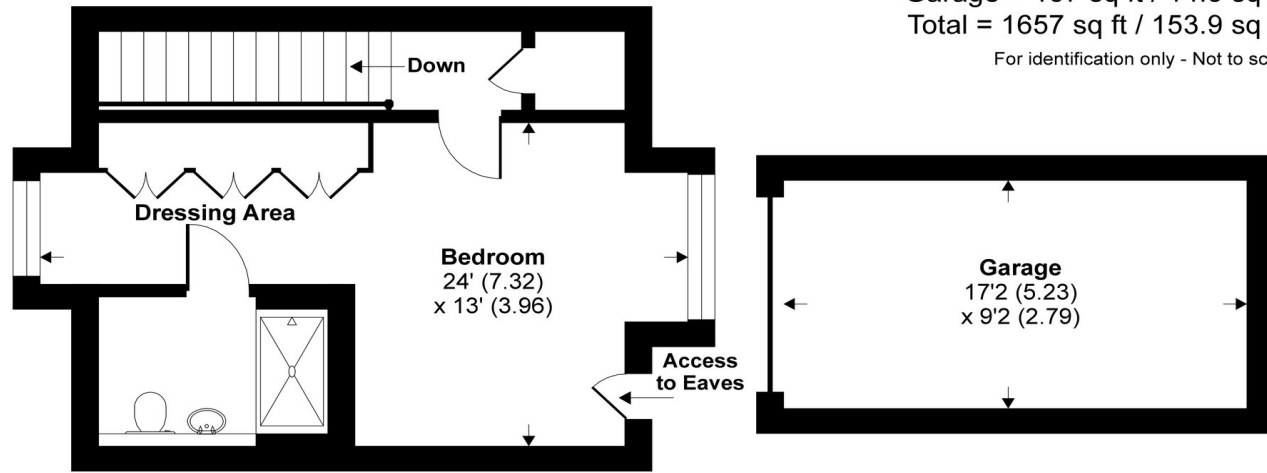
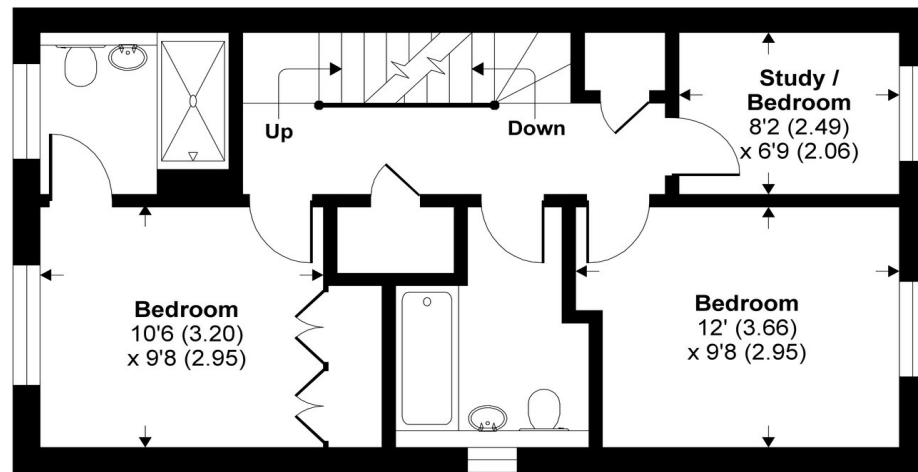


Nettlecombe Close, Farnham, GU9

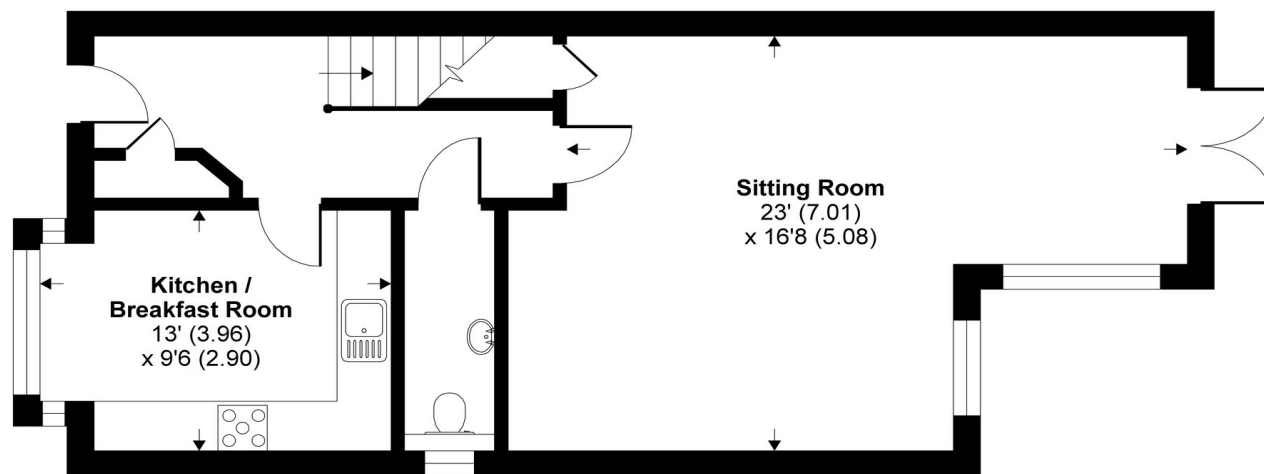
Approximate Area = 1500 sq ft / 139.3 sq m
 Garage = 157 sq ft / 14.5 sq m
 Total = 1657 sq ft / 153.9 sq m
 For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Tarrant & Robertson t/a Winkworth Ltd. REF: 778203



Nettlecombe Close, Farnham, Surrey, GU9

Guide Price £695,000

Immaculately presented family home set on a private development of six exclusive houses within walking distance of Farnham Deer Park and the lakes and heathland of Caesar's Camp.

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

Excellent condition and high specification

Four bedrooms

Fibre Broadband achieves 67MBPS

Four bathrooms

Private cul-de-sac

Four years build warranty remaining

Separate garage and parking

Walking distance to Farnham Deer Park

DESCRIPTION

This high specification home provides generous turnkey living in a peaceful and desirable location. The property has been well maintained by the current owners and benefits from a fully landscaped rear garden and garage.

This modern home is light and positioned for sun throughout the day comprising large and inviting entrance hallway with wooden flooring, fully integrated modern kitchen/breakfast room with induction hob and bay window, 25'5 sitting room with dining area, newly fitted carpets and French doors to rear, downstairs cloakroom, understairs storage and boot cupboard.

The first floor offers a principal bedroom with built in wardrobe and en suite bathroom, further double bedroom, single bedroom/study room, well presented and spacious family bathroom, airing cupboard and further cupboard. There is also the added benefit of a large guest suite on the second floor comprising dressing area, built in wardrobes and en suite bathroom, large storage cupboard.

Home Internet is reliably fast, achieving 67MBPS (Subject to broadband provider and package). The house is wired with data cables to every room for uninterrupted connection.

Outside the sun soaked south-easterly facing rear garden has been fully landscaped by the current owners and is well stocked with perennial flowers, shrubs, specimen trees, spring bulbs, blossom trees and an array of colour through all seasons.

The garden is supplied with pop-up sprinklers and there is a large private patio that extends the length of the property. Furthermore, there is a double electric socket, outside tap, hidden compost heap. To the front of the property there is a separate garage with loft space and parking to the front.



LOCATION

The house is located in the family enclave of Upper Hale. Here you will find a mini Waitrose, Tesco metro, two public houses, chemist, beauty parlour and a few hairdressers. Five minutes' walk from the house there is a children's play park, village green and Farnham Deer Park, which you can walk through to get to Farnham town centre and Farnham Castle and golf course.

Nettlecombe Close falls within the catchment area for two Ofsted "Outstanding"-rated schools - Folly Hill Infants and All Hallows Secondary. For independent schooling, there are a variety of well-regarded institutions in Farnham and the surrounding towns including Edgeborough, Frensham Heights, More House, Charterhouse, and Prior's Field. Farnham town centre is around 2 miles away and provides a wide selection of amenities, restaurants, and shops. A wider selection of cultural pursuits, eateries and shopping are available in the nearby county town of Guildford.

Farnham mainline station - with direct trains to London in less than an hour - is 7 minutes by car. Alternatively, Farnborough station is around 10 minutes by car with morning direct trains to London in as little as 38 minutes.

Swift access to the M25 and London is provided by the A31, A331 and A3. For international travellers, Heathrow can be reached by car in around 45 minutes, and Southampton and Gatwick are each a 55-minute drive away.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	