



WEST END GROVE, FARNHAM, SURREY, GU9

£1,100,000 *Freehold*



KEY FEATURES

- Prime central Farnham location
- Moments from Lion & Lamb Yard, Waitrose and Elphicks
- Elegant period home arranged over three floors
- Approximately 1,939 sq ft of accommodation
- Superb top floor principal suite
- Private garden and entertaining terrace
- Driveway parking
- Ideal for downsizers and town centre living



Farnham

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ACCOMMODATION

Occupying a highly convenient position in the heart of Farnham, this handsome period home offers beautifully presented accommodation extending to approximately 1,939 sq. ft and arranged over three floors.

The house retains much of its original character, combining elegant proportions, fireplaces and generous ceiling heights with a practical layout ideally suited to modern living. A welcoming reception hall leads to a series of well-balanced reception rooms, including a bay-fronted sitting room, formal dining room and separate family room, providing excellent flexibility for both everyday living and entertaining. To the rear, the kitchen enjoys a pleasant outlook over the garden and is complemented by a cloakroom.

The first floor provides three generous double bedrooms, a large en suite shower room to principal and a beautifully appointed family bathroom. Occupying the entire second floor, the principal suite is a standout feature of the home, creating a wonderful private retreat with a spacious bedroom, extensive fitted storage and ample space for dressing, study or relaxation.

Beautifully maintained throughout, the property offers the increasingly rare opportunity to acquire a substantial period home with private parking and a delightful garden, all within moments of Lion & Lamb Yard, Waitrose, Elphicks, Farnham's excellent range of independent shops and restaurants, and the mainline station.

Outside

The property enjoys the rare benefit of private driveway parking, a valuable asset so close to Farnham town centre.

To the rear, a generous, paved terrace provides an ideal space for outdoor dining and entertaining, leading onto beautifully established gardens with mature planting, attractive borders, a spacious shed for storage, remote outdoor lighting. The garden provides a peaceful backdrop to the house and offers a surprising sense of seclusion given its central location.



MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: F

EPC rating: To be confirmed

Is the property listed: Property is not listed

LOCATION

West End Grove is one of Farnham's most desirable addresses, offering a rare combination of tranquillity and convenience. This charming residential street is just a short stroll from Farnham town centre, renowned for its historic Georgian architecture, boutique shops, and an excellent selection of cafes, pubs, and restaurants.

For commuters, Farnham mainline station is within easy reach, providing direct services to London Waterloo in under an hour, making this an ideal location for those working in the capital. The property also benefits from excellent road links via the A31, connecting to the M3 and A3 for access to London, Guildford, and the South Coast.

Families will appreciate the proximity to outstanding schools, including South Farnham School, Weydon School, and several highly regarded independent options. The area is surrounded by beautiful countryside, with Farnham Park, the Surrey Hills Area of Outstanding Natural Beauty, and the North Downs Way offering endless opportunities for walking, cycling, and outdoor pursuits. Farnham also boasts a vibrant cultural scene, with the Maltings arts centre, regular farmers' markets, and a strong sense of community. This location truly combines the best of town and country living.



For more information, scan the QR code or visit the link below



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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



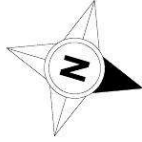
West End Grove, Farnham, GU9

Approximate Area = 1904 sq ft / 176.8 sq m

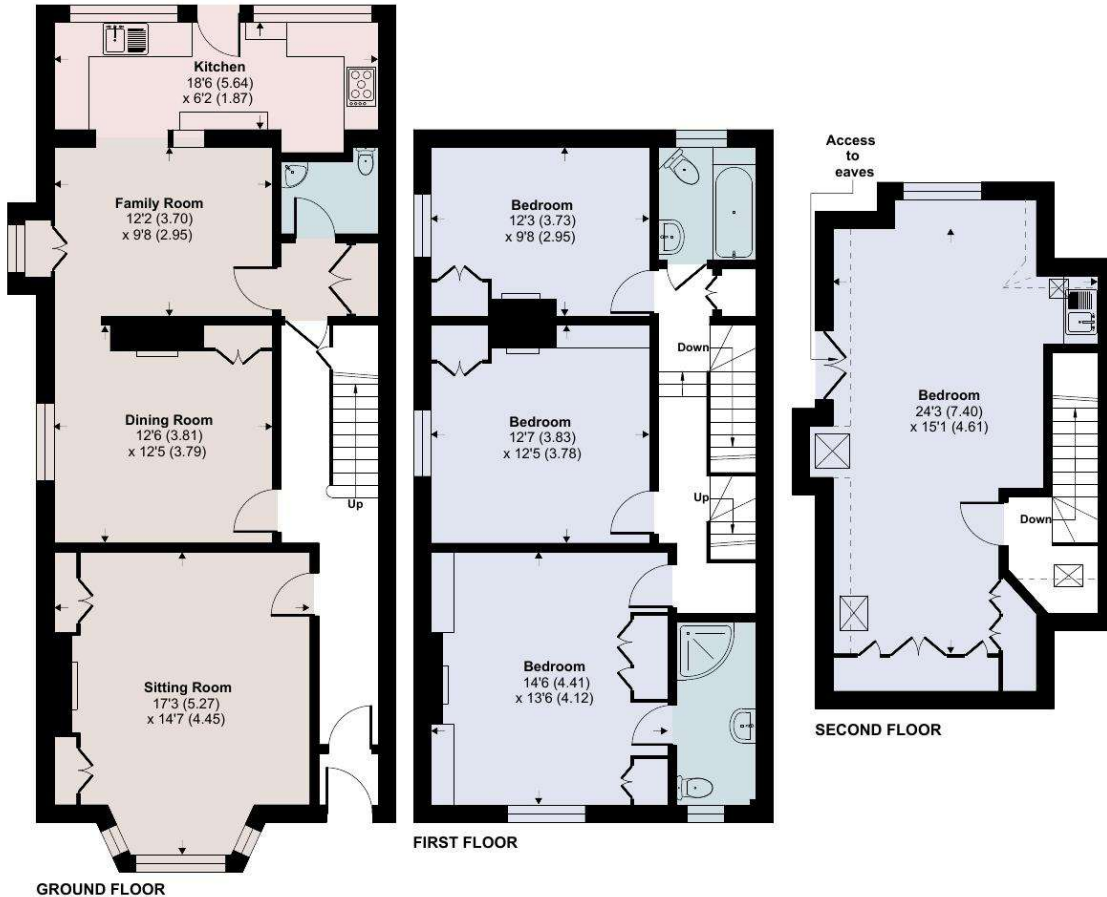
Limited Use Area(s) = 35 sq ft / 3.2 sq m

Total = 1939 sq ft / 180 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Winkworth. REF: 1526757

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