

underfloor heating. A further staircase leads to the second floor and the master bedroom with exposed beams and a feature arch alcove, eaves storage and ensuite with shower unit, basin, WC and heated towel rail.

Outside is a walled courtyard ideal for al fresco dining and the outbuilding/utility room with light and plumbing for washing machine.

LOCATION

The property is situated in the heart of Farnham town centre, tucked away from busy main roads in a quiet no through road and is an extremely sought-after and convenient location, being under 10 minutes’ walk from the mainline station. 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 has a number of excellent restaurants, public houses and a wine bar. It also boasts a library and the Maltings Art Centre offers a wide range of activities including film screenings. Within the town is a train station providing 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.

Services: Mains gas, electricity, water and drainage etc.

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



Long Garden Walk, Farnham, Surrey, GU9

Guide Price £450,000

A beautifully presented Victorian cottage, situated in a sought-after location in the heart of the town centre. EPC Rating D (58)

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ACCOMMODATION

- Sitting Room with open fireplace
- Utility room
- Downstairs cloakroom
- Principal bedroom with en suite
- Courtyard Garden
- Residents Permit Parking
- Town centre location
- No onward chain



DESCRIPTION

A delightful, Victorian cottage set over three floors, constructed around 1882. The property is situated in heart of the town centre and further benefits include a courtyard garden.

The front door leads in to the living room with working period fireplace, sash windows and stripped pine floor, an archway leads through to the WC and doorway to the kitchen/dining room which has a range of modern floor and wall units under a wooden worktop, inset stainless steel sink, range cooker, integral dishwasher and space for a fridge/freezer and benefits from underfloor heating. From the kitchen a door leads to the courtyard garden and staircase to the first floor.

The first floor consists of a double bedroom with feature fireplace, a single bedroom/study and the family bathroom with free standing bath, separate shower with overhead drencher and separate handheld shower, basin, heated towel rail and WC and

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
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Approximate Gross Internal Area = 79 sq m / 850 sq ft
Utility Room = 6 sq m / 64 sq ft
Eaves = 1 sq m / 11 sq ft
Total = 86 sq m / 926 sq ft



Ground Floor First Floor Second Floor

FLOORPLANZ © 2013 0845 6344080 Ref 112033

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.