

# Swingate Road, Farnham, GU9

Approximate Area = 1604 sq ft / 149 sq m (excludes lift)

Limited Use Area(s) = 240 sq ft / 22.2 sq m

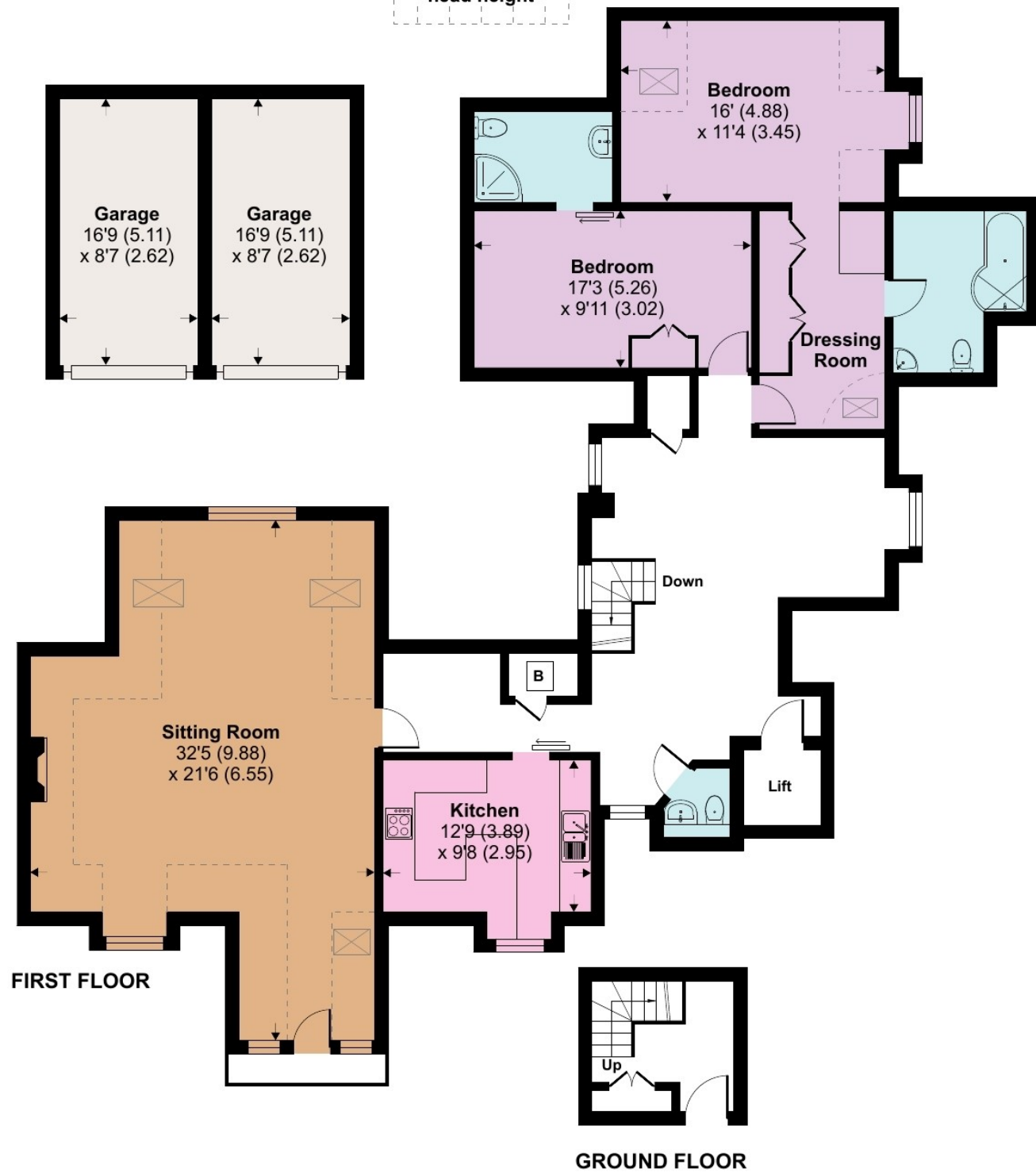
Garages = 288 sq ft / 13.3 sq m

Total = 2132 sq ft / 198 sq m

For identification only - Not to scale



Denotes restricted head height



## SWINGATE ROAD, FARNHAM, SURREY, GU9

Guide Price £850,000

Exclusive penthouse apartment, with direct lift, that is situated on a prime South Farnham road.

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**ACCOMMODATION**

- Penthouse apartment
- 1,844 square feet
- Turn key
- Immaculately presented
- Lift access
- Air conditioning
- Double garage
- No chain

**DESCRIPTION**

Ideally situated in one of Farnham's prime conservation roads and conveniently located for the town centre and mainline station, this penthouse occupies the entire top floor and boasts approximately 1950 square feet of accommodation.

Set in a small, gated development of just five exclusive apartments, the property also benefits from a double garage, a lift directly to the penthouse entrance hall and air conditioning.

Accommodation comprises a spacious and inviting entrance hallway, superb triple aspect living room with living, dining and sitting areas, Juliet balcony overlooking the communal gardens and central feature fireplace. There is a contemporary kitchen/breakfast room which has been recently refitted with Miele appliances.

The main bedroom is complete with a substantial dressing room with fitted, mirrored wardrobes and its own luxury, en suite bathroom, with p-shaped bath and fitted shower and granite work surfaces. The main bedroom itself, is generous in size with a sofa with TV area. The second bedroom is also sizeable and is fitted with double wardrobes with mirrored doors and has its own luxury, en suite shower room with granite surfaces and fitted vanity units.

Outside, the property is approached through double opening electric gates to a central courtyard with access to a detached double garage with electric twin up and over doors, power and light connected. The garage has a very



useful storage area in the loft. Audley House boasts wonderful mature and pretty communal gardens with a good amount of lawns with mature flowers and shrubs giving good privacy and seclusion. There is a range of further shrubs and mature flowers surrounding the house which offer a pleasant setting and outlook for the apartment.

Further benefits include; air conditioning, gas central heating, with storage above, a lift which opens up directly in to the apartment and is offered for sale with no onward chain.

Lease information - Share of the Freehold. Audley House Management Co. Circa £2250 per half year. 125 years from 1.1.91. It should also be noted there is a no pet's policy.

**LOCATION**

The property is situated in this prime South Farnham location approximately 0.8 mile from the railway station within a conservation area. The prestigious Great Austins area is ideally placed for somebody wishing to commute to London on a daily basis via railway or road. Extensive cultural, educational and shopping amenities can be found within the town centre of this historic, former market town of Farnham which is renowned for its attractive Georgian architecture and wide principal streets.

Farnham is well served by its excellent state and private schools including South Farnham school, Edgeborough, Frensham Heights, More House, St Polycarp's and Weydon Secondary School, all rated by Ofsted as outstanding. The sports facilities of The Bourne Club are within walking distance with the David Lloyd Club within a short drive. Hankley, Hindhead and Farnham Golf Courses are all within 10 miles of the property and there are large areas of countryside and National Trust land in the surrounding areas, including Frensham Ponds, The Bourne Woods, Alice Holt Forestry Commission and Hankley common, ideal for a wide variety of outdoor pursuits including sailing at Frensham Great Pond.

**LOCAL AUTHORITY**

Waverley Borough Council, Farnham

**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.

