

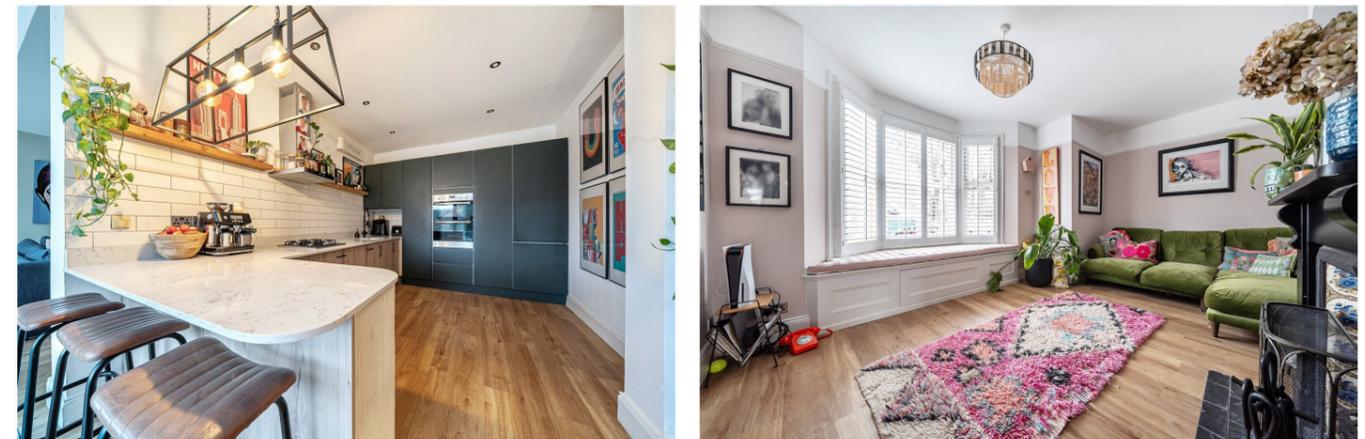
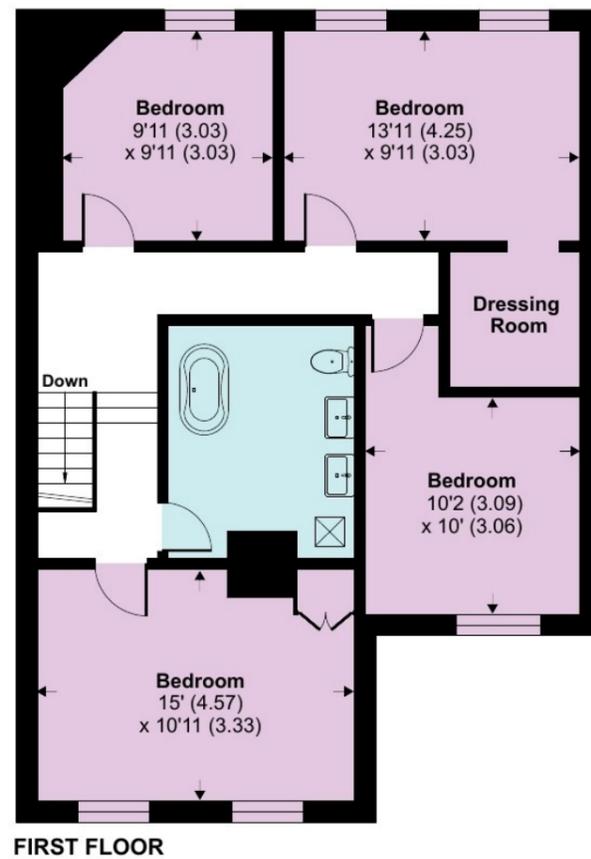
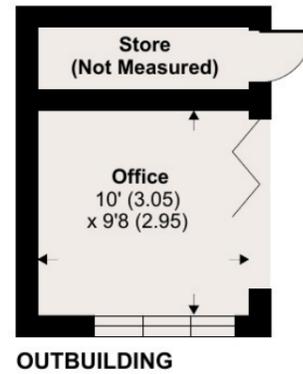
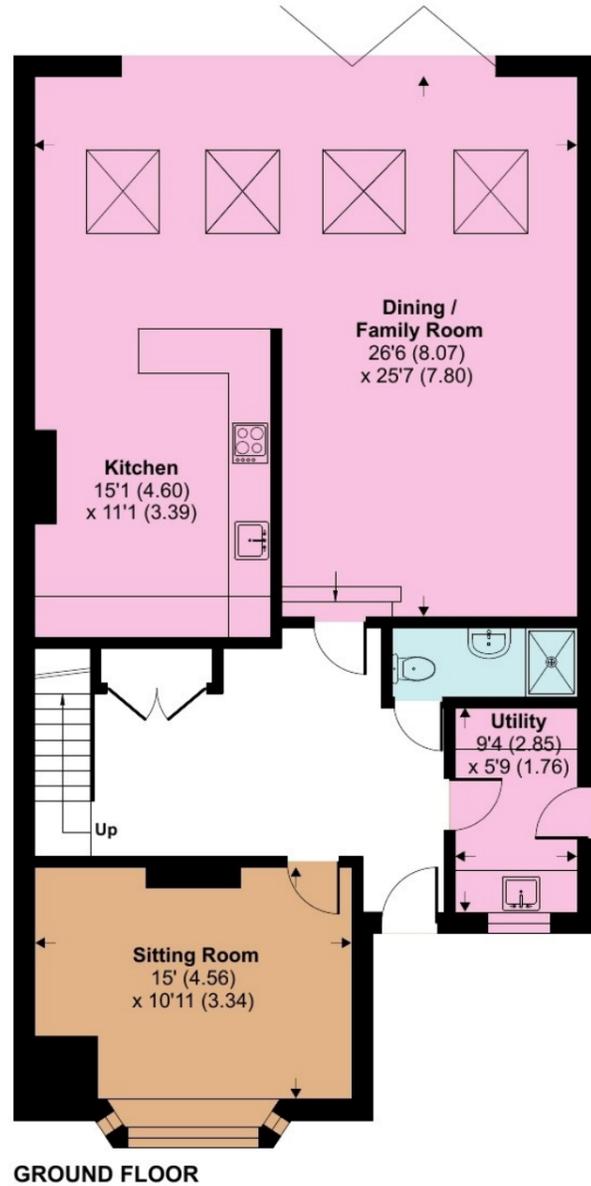
West End Grove, Farnham, GU9

Approximate Area = 1963 sq ft / 182.3 sq m (excludes store)

Outbuilding = 97 sq ft / 9 sq m

Total = 2060 sq ft / 191.3 sq m

For identification only - Not to scale



WEST END GROVE, FARNHAM, SURREY, GU9

Offers in excess of £1,250,000

Positioned at the end of a highly sought after no through lane, just moments from Farnham town centre, is an exceptional extended family home offering superb living space.

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ACCOMMODATION

- Exceptional extended family home near Farnham town centre
- Highly desirable location
- Bay fronted sitting room with fireplace
- Impressive dual aspect dining/living room with full width bifolding doors
- Modern fitted kitchen with integrated appliances
- Utility room and ground floor shower room
- Four double bedrooms
- Family bathroom with roll top bath and twin basins
- Private rear garden with office cabin

DESCRIPTION

A spacious and welcoming entrance hall sets the tone, offering generous built in storage and access to the principal ground floor spaces. The bay fronted sitting room provides a calm and elegant reception area, complete with a feature fireplace and attractive sash style windows dressed with shutter blinds.

One of the standout features of the home is the superb extended dining/living room. Bathed in natural light from its dual aspect design and striking vaulted ceiling, this space provides a wonderful setting for everyday living and entertaining. Full width bifolding doors open directly onto the terrace, creating a seamless flow between inside and out.

The kitchen leads naturally from the dining area and is fitted with high gloss cabinetry, granite worktops and integrated appliances. A utility room/boot room offers useful additional storage and laundry space, while a contemporary ground floor shower room completes the lower level.

Upstairs, the first floor provides four double bedrooms, all well proportioned and benefitting from excellent natural light. The principal bedroom features a walk in dressing area and the family bathroom is beautifully appointed with a roll edge freestanding bath, twin basins and stylish tiling.



Outside

The rear illuminated garden offers a wonderful degree of privacy and has been thoughtfully landscaped for both relaxation and play. A broad paved terrace adjoins the property, ideal for extending the living space in the warmer months. Steps lead down to a generous astro turf lawn with further patio and a garden cabin/office with power and light. Towards the front of the property is a brick paved driveway with parking for three vehicles.

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.

LOCAL AUTHORITY

Waverley Borough Council, Farnham | Council Tax Band F

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		