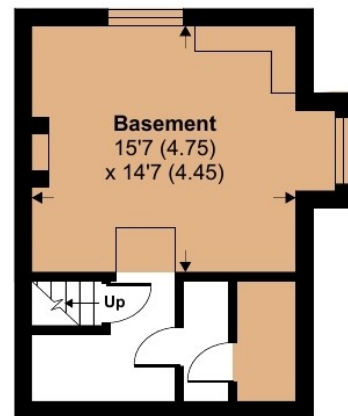


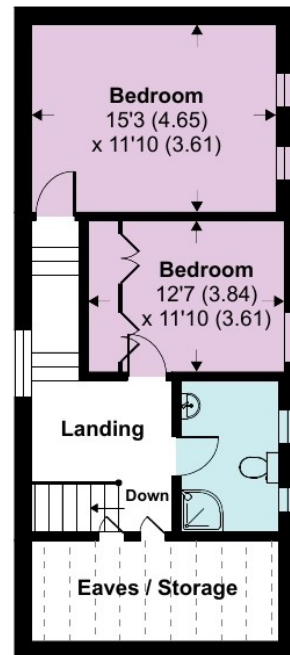
Trunk House, Trunk Road, Farnborough, GU14



Approximate Area = 2957 sq ft / 274.7 sq m
 Limited Use Area(s) = 88 sq ft / 8.2 sq m
 Garage = 283 sq ft / 26.3 sq m
 Total = 3328 sq ft / 309.2 sq m

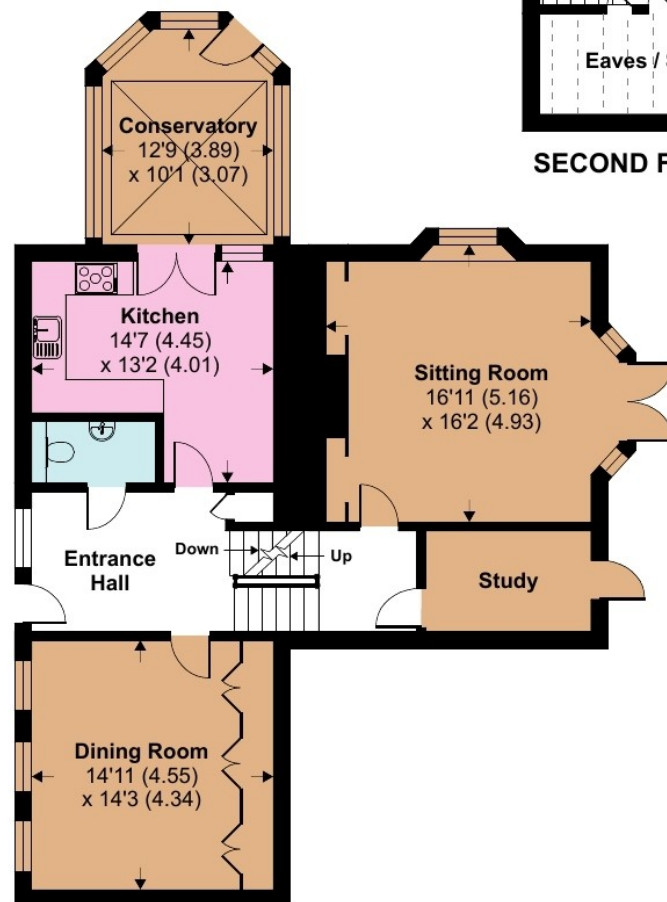
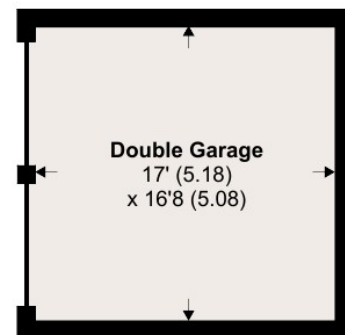


LOWER GROUND FLOOR

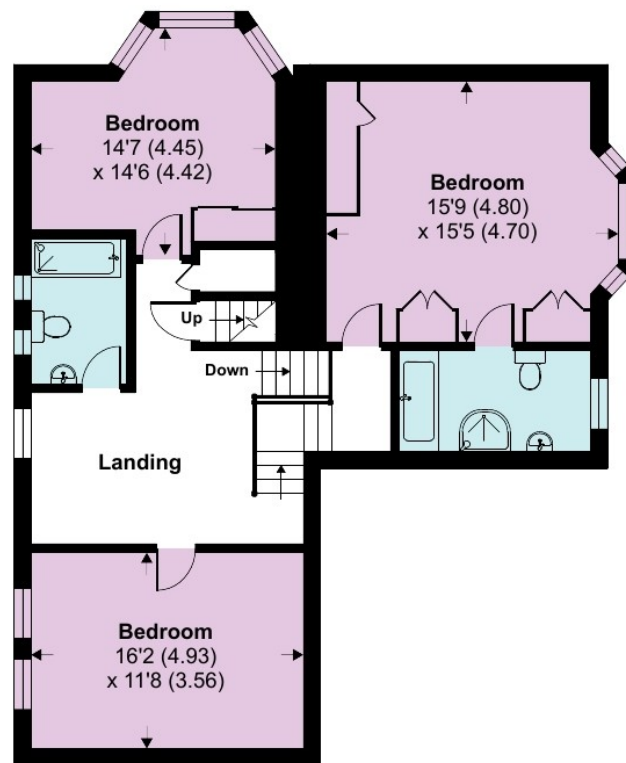


SECOND FLOOR

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



TRUNK ROAD, FARNBOROUGH, HAMPSHIRE, GU14

Guide Price £750,000

A grand, spacious and tastefully decorated five bedroom character home of Georgian origin with large private garden and double garage.

Tel 01252 733042
 Email Farnham@winkworth.co.uk
 99 West Street, Farnham, GU9 7EN

Winkworth

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Winkworth



ACCOMMODATION

- Five double bedrooms
- Character features
- Beautifully decorated
- Double garage
- Large private garden
- Large cellar
- Over 3000 sqft of accommodation
- No onward chain

DESCRIPTION

Situated down a private shared drive, this unique and beautifully presented five double bedroom Georgian home still retains many of its period features.

The ground floor accommodation comprises large inviting entrance hall, cloakroom, spacious dining room, kitchen with Rangemaster cooker and conservatory with French doors leading out to the patio and garden. There is a small flight of stairs that lead to a study and lovely light and grand living room with ornate ceilings, bay window and open fire.

On the first floor is a large landing which leads to two double bedrooms, a family bathroom and another small flight of stairs that brings you to the large principal bedroom and four piece en-suite. On the second floor there are two further double bedrooms, a shower room and some eaves storage. Furthermore, this property has a spacious, usable cellar that has natural light and power.

Outside there is a pretty courtyard area to the front and a large flat garden to the rear with patio area. The property also comes with a double garage and allocated parking space.



LOCATION

The property is situated in a pleasant residential location enjoying easy access to both Fleet and Farnborough main line stations with journey times to London Waterloo in less than an hour. There is an excellent selection of schools for all ages including the highly acclaimed Farnborough sixth form college and the commuter also enjoys convenient access to the M3 Motorway at Junction 4A which is less than a 5 minute drive away.

As well as providing good commute options, the property is also walking distance from local amenities. There are also stunning areas of countryside within walking distance like Fleet Pond Nature Reserve & Hawley lake providing excellent opportunities for walking, riding and a variety of country pursuits.

LOCAL AUTHORITY

Rushmoor Borough Council, Aldershot | Council Tax Band G

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		70 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		