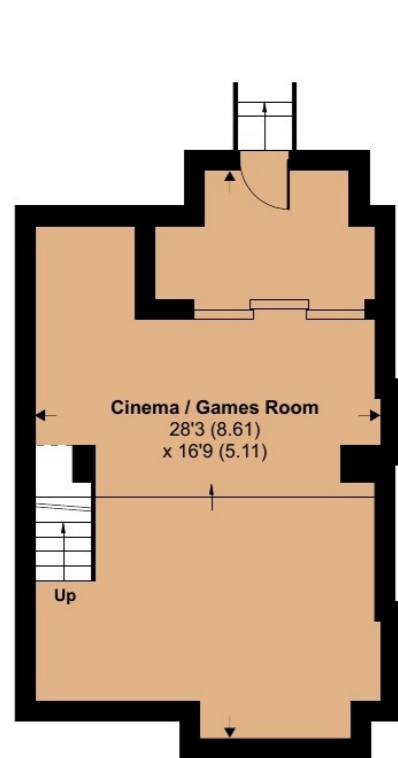
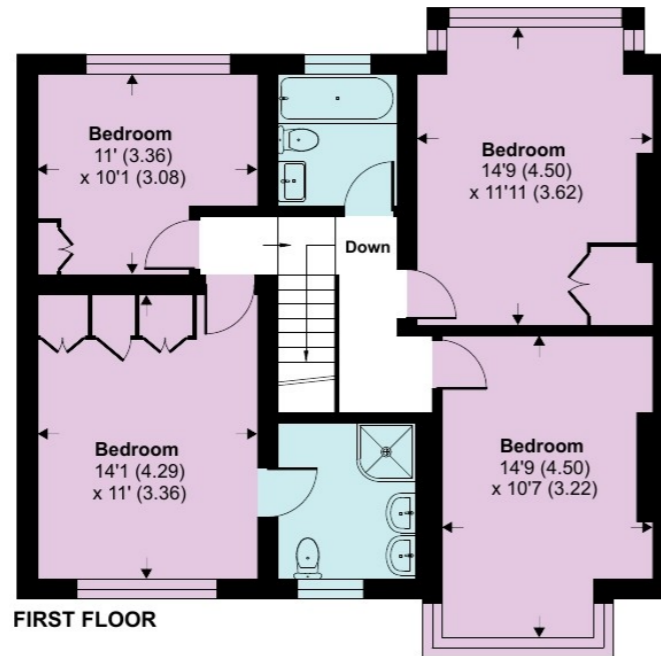
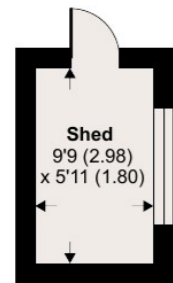


# Weydon Hill Road, Farnham, GU9

Approximate Area = 2130 sq ft / 197.9 sq m (exclude shed)

For identification only - Not to scale



## WEYDON HILL ROAD, FARNHAM, SURREY, GU9

Guide Price £995,000

Situated in this popular position within a short walk of Farnham mainline station, a 1930s detached family home boasting 2,130 sq. ft. of accommodation.

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**Winkworth**



- ACCOMMODATION**
- 1930s character home
  - South Farnham prime location
  - Four double bedrooms
  - Three bathrooms
  - Utility room and study
  - Cinema/games room
  - Short walk to Farnham station and local shops
  - South west facing rear garden
  - Close to South Farnham and Weydon Schools

**DESCRIPTION**  
Located in a prime South Farnham location, this delightful detached family home was built circa 1930's and is situated within walking distance to Farnham mainline train station and nearby shops.

The house is ideally situated within easy reach of South Farnham School as well as local amenities including Tesco Express, Loaf bakery and Langhams recreational ground.

Ground floor accommodation comprises inviting entrance hallway, kitchen/breakfast room with granite worktops and French doors to rear terrace, adjoining utility room, sitting room with picture window, wooden flooring and wood burning stove, family room with wooden flooring and bay window, study room and downstairs shower room. Leading downstairs from the hall to the lower ground floor is a fantastic 28ft cinema/media and games room with recessed downlights which can also be accessed via stairs from the garden.

Upstairs there is a principal bedroom with built in wardrobe and en suite shower room, a further three double bedrooms (two with built in wardrobes) and smart family bathroom.



**Outside**  
To the front there is a large gravelled driveway with parking for several cars. To the rear there is a private rear garden, fully enclosed with a number of mature trees, shrubs and a raised flowerbed, the lawn is fitted with practical Astroturf. There is a terrace, shed for additional storage, a log store/BBQ storage and enclosed stairs leading down to the basement.

**LOCATION**  
Weydon Hill Road is an attractive and popular road that is within easy walking distance to village shops including a butchers, Tesco Express, Loaf bakery and wine shop. There are also a number of children's play parks, playgroups and outstanding schools within walking distance. Farnham town centre is within a mile away and the further area is surrounded by an extensive area of some of Surrey's finest countryside and provides excellent leisure opportunities for walking, cycling, riding and country pursuits as well as a comprehensive range of shopping, cultural, leisure and educational facilities and other specialist establishments. Farnham railway station is within a short distance with links to London Waterloo in around an hour.

**LOCAL AUTHORITY**  
Waverley Borough Council, Farnham | 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		
55-68	D	61 D	72 C
39-54	E		
21-38	F		
1-20	G		