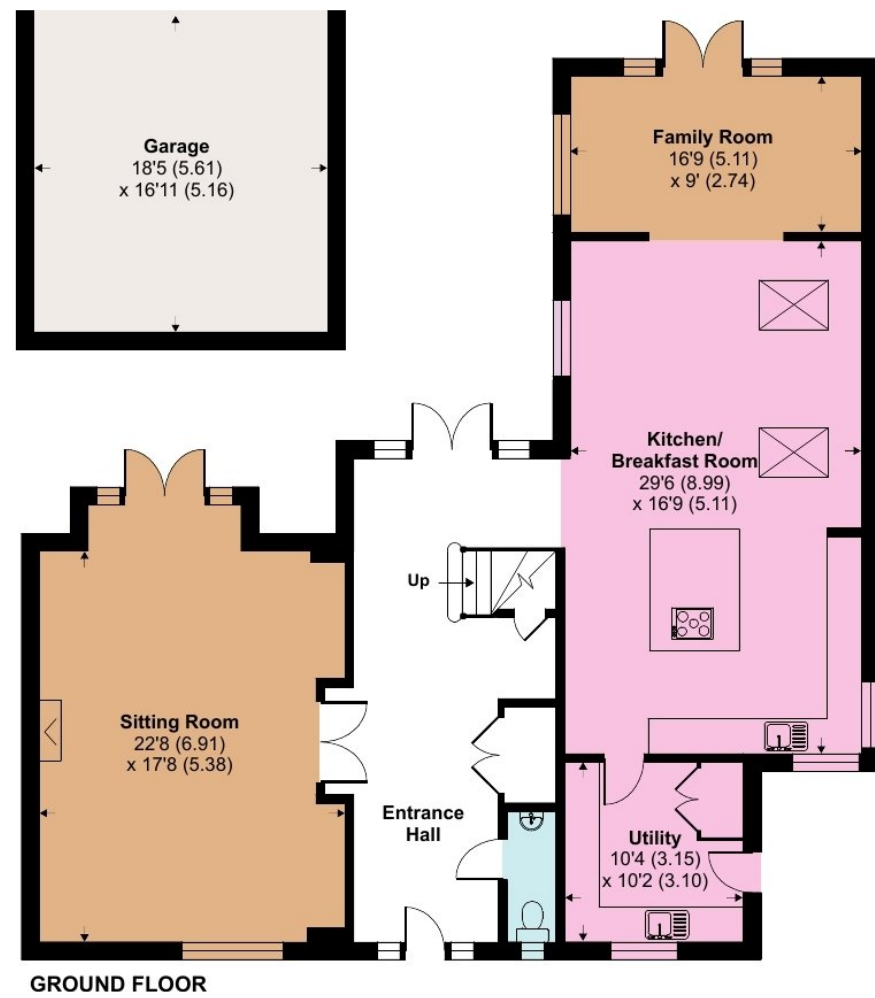
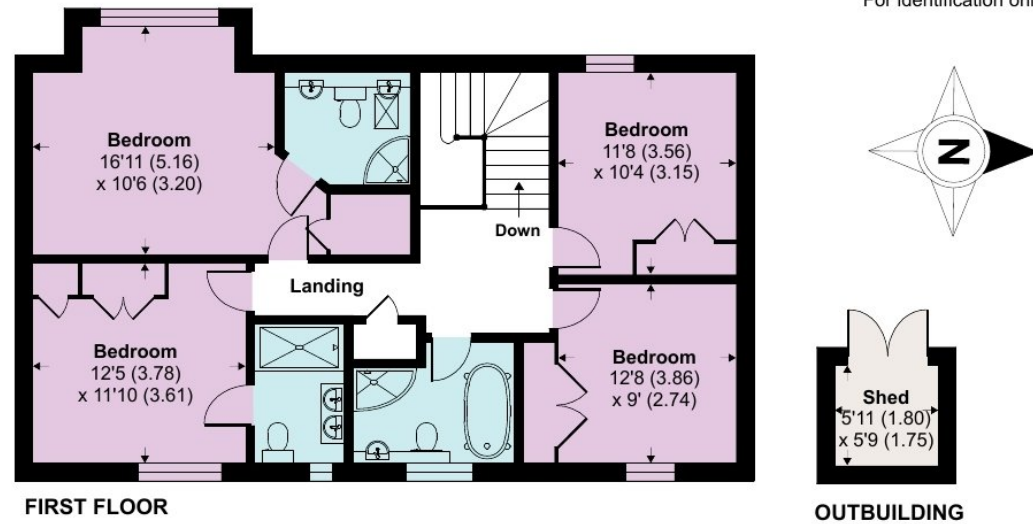


Farnham Road, Holt Pound, Farnham, GU10

Approximate Area = 2485 sq ft / 230.8 sq m
 Garage = 315 sq ft / 29.2 sq m
 Outbuilding = 34 sq ft / 3.1sq m
 Total = 2834 sq ft / 263.2 sq m
 For identification only - Not to scale



Holt Pound, Farnham Road, Farnham, Surrey, GU10

Guide Price £1,195,000

This is a beautifully designed four bedroom detached home with an oak framed double car port and gated driveway.

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 99 West Street, Farnham, GU9 7EN

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Winkworth

ACCOMMODATION

- Exclusive new home
- Gated access
- Kitchen/breakfast open plan hub room
- Sitting room
- Family/snug room
- Utility room and cloakroom
- Principal bedroom suite
- 3 further double bedrooms
- 3 bathrooms including 2 en suite

DESCRIPTION

Located in this semi-rural position a short distance from Farnham, is this superb detached home set in a private plot, with three reception rooms and oak framed car port.

The ground floor offers spacious accommodation; entrance porch way, wide inviting entrance hallway, open plan kitchen/breakfast hub room with central island, induction hob and wine cooler, double aspect sitting room with fireplace, double aspect family/snug room with bespoke French doors, downstairs cloakroom, coat room, utility room, boiler room and access to side courtyard.

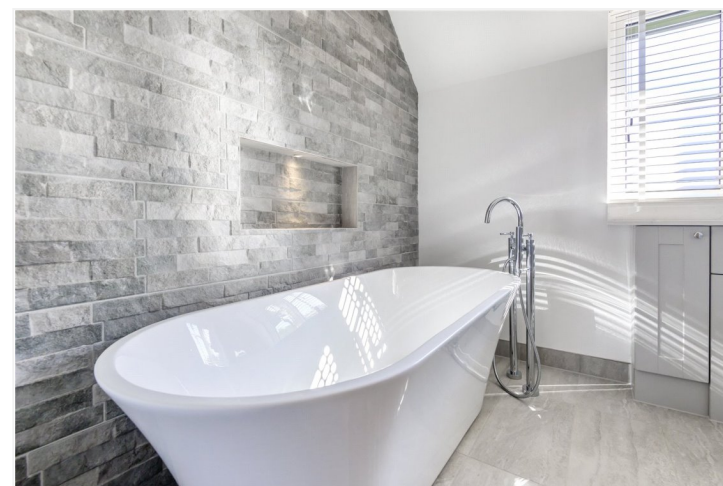
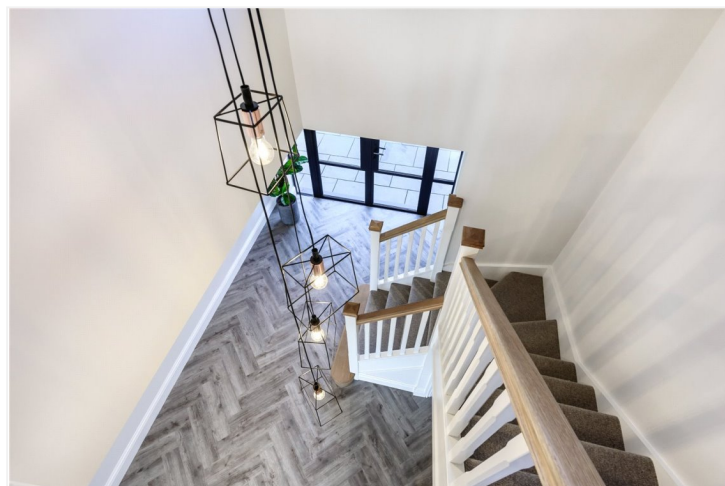
Upstairs, the first floor comprises principal bedroom with walk-in dressing area and en suite shower room, guest bedroom with en suite shower room, two further double bedrooms. family bathroom, airing cupboard and landing area.

This bespoke build not only boast high-end finishes throughout but also an excellent EPC energy efficiency rating of B, reducing home owners' bills. Air source heat pumps provide an added power saving benefit whilst lowering your carbon footprint.

Outside
The beautifully landscaped gardens are private and well screened being framed by mature bushes, newly planted trees and a brick wall. There is a large area of level lawn and the gardens have been well stocked with flowers and shrubbery. To the rear, the patio extends the length of the property, an ideal space for entertaining. To the front of the property is a large gravel driveway with ample parking, detached oak framed garaging and a separate shed. The property is approached via electric timber gates.

LOCATION

The property is situated on the Hampshire/Surrey border in a delightful location, next to Alice Holt Forest providing superb opportunities for walking, riding and cycling. Much of the surrounding countryside is an Area of Outstanding Natural Beauty and of Great Landscape Value. There are local shops, a church, primary school and two public houses in Rowledge. The Georgian market town of Farnham is close by and has a full range of shopping and recreational



facilities. Farnham mainline station provides trains to London Waterloo (from 53 minutes). The A31, M3 (Junc. 4) and A3 are within easy reach, all providing swift access to the national motorway network as well as Heathrow, Gatwick and Southampton airports. Schools in the area include Frensham Heights, Lord Wandsworth College, Edgeborough, Highfield and St Polycarps and Rowledge C of E Primary School. There are a number of golf courses in the area including Blacknest and Old Thorns as well as sailing on Frensham Ponds.

LOCAL AUTHORITY

East Hants District Council

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	87	
(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	