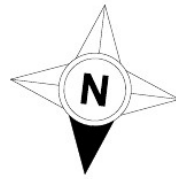


Nettlecombe Close, Farnham, GU9

Approximate Area = 1492 sq ft / 138.6 sq m
 Limited Use Area(s) = 58 sq ft / 5.3 sq m
 Garage = 157 sq ft / 14.5 sq m
 Total = 1707 sq ft / 158.4 sq m
 For identification only - Not to scale



NETTLECOMBE CLOSE, FARNHAM, SURREY, GU9

Guide Price £735,000

Immaculately presented home, set on a private development of six exclusive houses, within walking distance of Farnham Deer Park and Caesar's Camp.

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ACCOMMODATION

- Immaculate condition
- Four bedrooms
- Three bathrooms
- Private cul-de-sac
- Separate garage and parking
- Walking distance to Farnham Deer Park
- Large private garden

DESCRIPTION

This high specification home provides generous turnkey living in a peaceful and desirable location. The property has been beautifully decorated and maintained by the current owners and benefits from a good sized landscaped rear garden and garage.

This modern home is light and positioned for sun throughout the day comprising large and inviting entrance hallway with wooden herringbone flooring, fully integrated contemporary kitchen/breakfast room with ample handleless storage units, induction hob and bay window. Large 23.2' sitting room with feature fireplace, dining area and French doors to rear. There is also a downstairs cloakroom, understairs storage and boot cupboard.

The first floor offers a spacious second or guest bedroom with built in wardrobe and en suite shower room, further double bedroom, single bedroom/study room, well presented and spacious family bathroom, airing cupboard and further cupboard. The second floor comprises large principal bedroom with built in wardrobes, en suite shower room and large storage cupboard.

Outside to the rear the sun soaked southerly facing private garden is large, flat, and well stocked with perennial flowers, shrubs and specimen trees that offer an array of colour through the seasons. There is also a large private patio that extends the width of the property



and a shed with power and lighting. Furthermore, there is a double electric socket and outside tap. To the front of the property there is a small front garden with shrubs and hedging for privacy and a side gate that provides access to the rear garden. There is also a separate garage with loft space and parking to the front

LOCATION

The house is located in the family enclave of Upper Hale. Here you will find a Tesco metro, two public houses, chemist, beauty parlour and a few hairdressers. Five minutes' walk from the house there is a children's play park, village green and Farnham Deer Park, which you can walk through to get to Farnham town centre and Farnham Castle and golf course. Nettlecombe Close falls within the catchment area for two Ofsted "Outstanding"-rated schools - Folly Hill Infants and All Hallows Secondary. For independent schooling, there are a variety of well-regarded institutions in Farnham and the surrounding towns including Edgeborough, Frensham Heights, More House, Charterhouse, and Prior's Field. Farnham town centre is around 2 miles away and provides a wide selection of amenities, restaurants, and shops. Farnham mainline station - with direct trains to London in less than an hour is approx. 7 minutes by car. Alternatively, Farnborough station is around 10 minutes by car with morning direct trains to London in as little as 38 minutes. Swift access to the M25 and London is provided by the A31, A331 and A3. For international travellers, Heathrow can be reached by car in around 45 minutes, and Southampton and Gatwick are each a 55-minute drive away.

LOCAL AUTHORITY

Waverley Borough Council, Farnham | Council Tax Band E

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	80 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		