

## Abbots Ride, Farnham, GU9

Approximate Area = 1362 sq ft / 126.5 sq m

Garage = 404 sq ft / 37.5 sq m

Total = 1766 sq ft / 164 sq m

For identification only - Not to scale



## ABBOTS RIDE, FARNHAM, SURREY, GU9

Guide price £950,000

A detached family home located on a smart residential road and within walking distance to Farnham mainline station.

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**ACCOMMODATION**

- Detached family home
- Two reception rooms
- Four bedrooms
- Private 1/3 acre plot
- Sought after residential road
- Walking distance to Farnham mainline train station
- Close proximity to South Farnham School
- Further potential

**DESCRIPTION**

Approached via a secluded tarmac driveway, this detached family home is located on a sought after residential road within close proximity to Farnham train station and South Farnham School. The property offers further potential, subject to the necessary planning constraints.

Upon entering, there is a large inviting entrance hallway, open plan kitchen/breakfast room with central island and French doors to rear, and adjoining double aspect sitting room. There is a downstairs family bathroom, double bedroom, study/bedroom and understairs storage.

To the first floor, there are two double bedrooms, family bathroom and access to the eaves.

Outside  
The property sits significantly back from the road with a large tarmac driveway leading up to the house and garage, and there is a generous front garden that is mainly laid to lawn. The upper, rear part of the garden is completely secluded by an array of plants, shrubs and small trees. There is an additional large lawn and patio area with rear access to the garage.



**LOCATION**

Abbots Ride is a smart residential road located on the favoured southern side of Farnham. The property is ideally located with local shops and a wide variety of leisure facilities nearby. There are thriving local pubs, doctor's surgery, and recreation ground with play area. Two leisure centres, one of which is a David Lloyd gym and spa, several golf courses, cricket clubs, The Bourne Tennis Club, Frensham Ponds Sailing Club. Frensham Common, the Bourne Woods & Alice Holt Forest are all within easy reach offering opportunities for walking, riding and cycling.

Farnham is an old English market town with narrow cobbled streets and attractive Georgian architecture, a 12th century castle and parish church. There is a broad mix of outstanding local state, private prep and senior schools. South West train service runs a frequent service from Farnham Station to London/Waterloo in approximately 53 minutes. There is easy access to the M3, A3 and M25.

**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.

