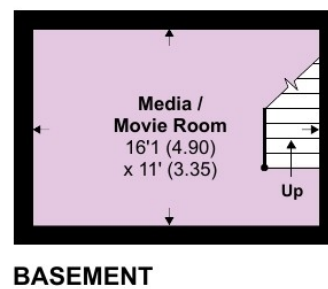
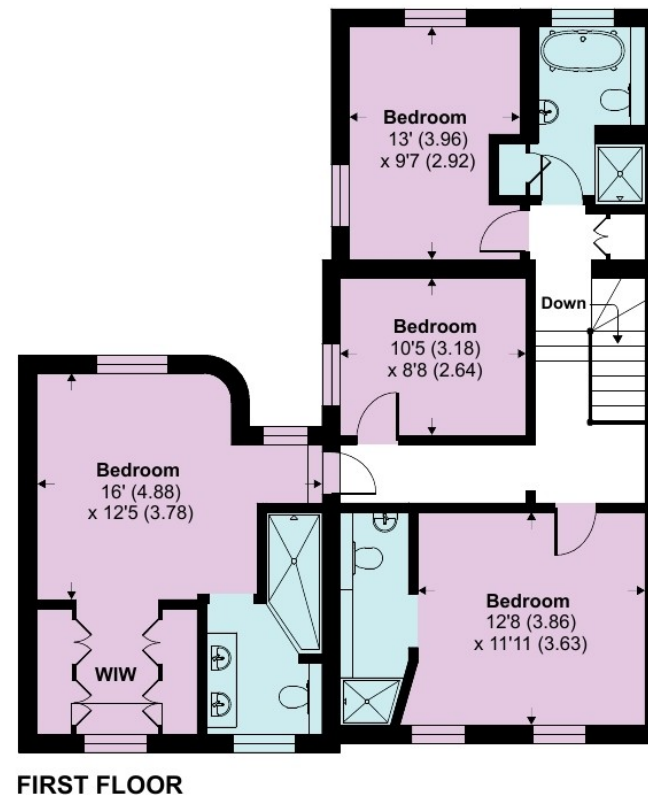
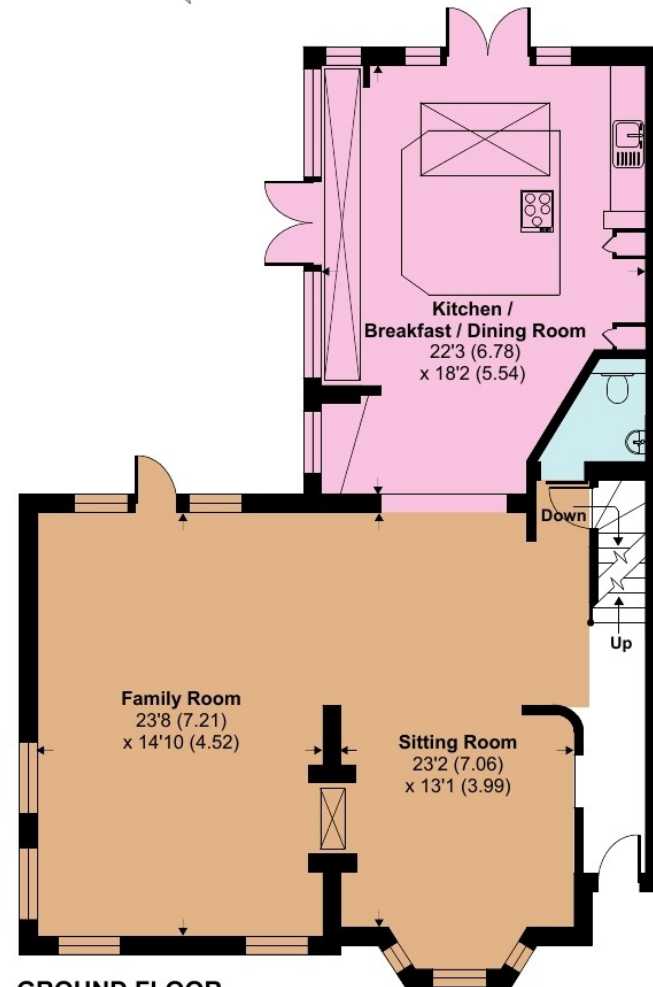


# West End Grove, Farnham, GU9

Approximate Area = 2404 sq ft / 223.3 sq m

For identification only - Not to scale



## WEST END GROVE, FARNHAM, SURREY, GU9

Offers in excess of £1,400,000

Seamlessly blending an industrial style with modern living, this property offers a unique opportunity, situated only moments from Farnham town.

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ACCOMMODATION

Industrial styling (including micro cement floors, polished plasters walls, exposed steel)

High quality finish throughout

A redesigned and refurbished home

Open plan living

Media room

Four bedrooms

Town centre

Walking distance to Waitrose and Farnham mainline station



those who love to cook or entertain, with generous worktop space and great flow. There is also a large family room with access to rear, sitting room with wood burning stove and bay window, downstairs cloak room. There is a media/movie room downstairs in the basement.

Upstairs there is a principal bedroom with walk in dressing area with two sets of built in wardrobes and en suite shower room with his and her sinks, guest bedroom with en suite shower room, two further double bedrooms, family bathroom with separate shower room, airing cupboard.

Outside there is a fully enclosed garden with feature wall. The area has been designed in a way that offers a low-maintenance setup which is ideal for entertaining.

DESCRIPTION

Seamlessly blending an industrial style with modern living, this property is set in a highly desirable position on a private road less than half a mile from Farnham town centre.

LOCATION

West End Grove is one of Farnham’s most desirable addresses, offering a rare combination of tranquillity and convenience. This charming residential street is just a short stroll from Farnham town centre, renowned for its historic Georgian architecture, boutique shops, and an excellent selection of cafes, pubs, and restaurants.

This property has meticulously been redesigned and refurbished by the current homeowners, now featuring raw, industrial finishes that create a unique and stylish industrial aesthetic. The open plan layout, exposed steelwork, polished concrete floors and walls, and authentic finishes create a sense of spaciousness and modernity, perfect for those who appreciate both design and functionality.

This home has been crafted to provide a comfortable and sophisticated living environment, with every care taken to optimize the useable internal areas.

From the moment one enters, a vast reception room stretches out ahead, framed by four enormous steels complimented with characterful exposed brickwork and slick industrial detailing.

The ground floor boasts a lot of natural light from the floor to ceiling windows and just off the reception room is a well-proportioned dual aspect kitchen/breakfast/dining room with central island, ideal for



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

For commuters, Farnham mainline station is within easy reach, providing direct services to London Waterloo in under an hour, making this an ideal location for those working in the capital. The property also benefits from excellent road links via the A31, connecting to the M3 and A3 for access to London, Guildford, and the South Coast.

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.