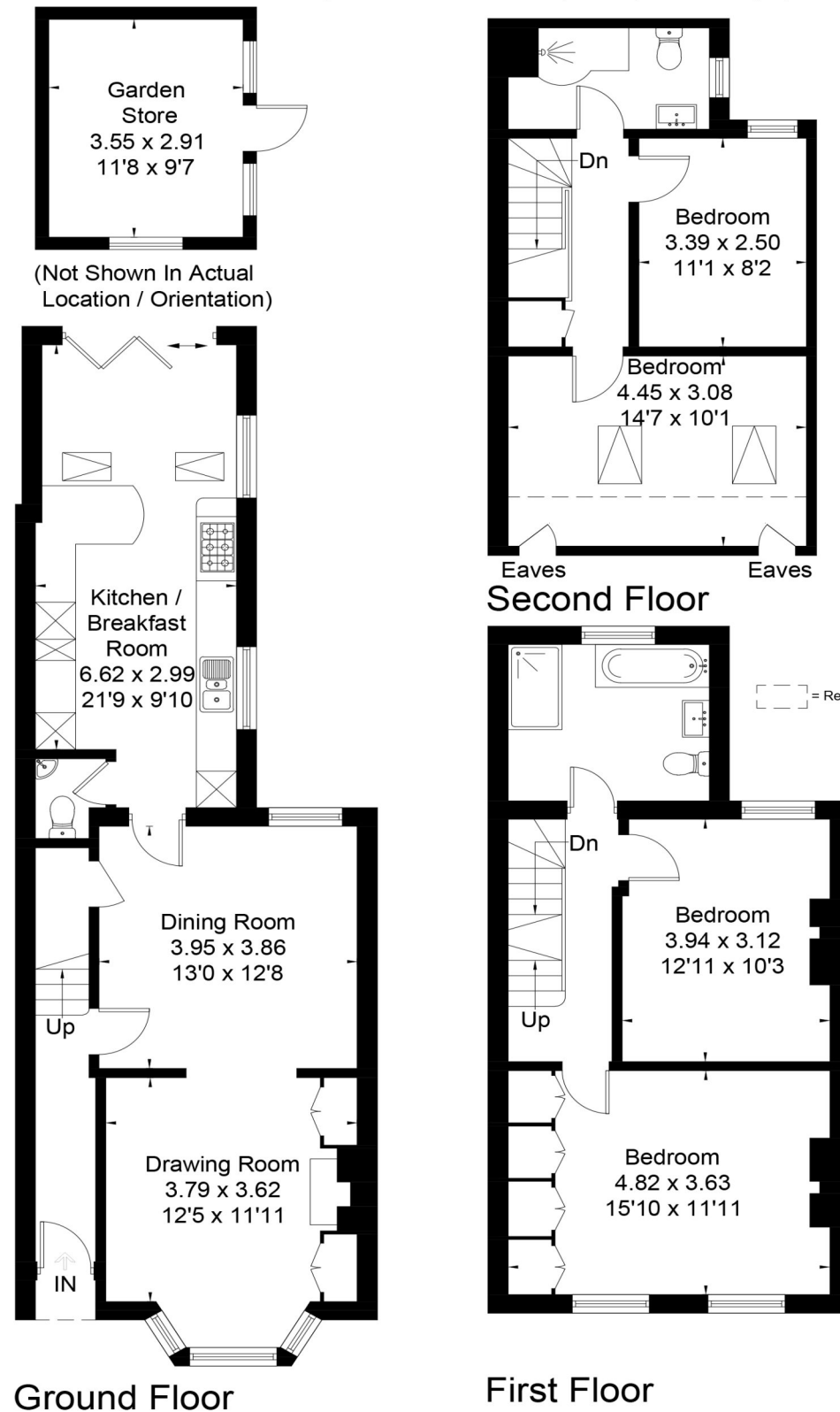
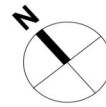


Approximate Area = 142.2 sq m / 1531 sq ft  
 Garden Store = 10.3 sq m / 111 sq ft  
 Total = 152.5 sq m / 1642 sq ft  
 Including Limited Use Area (3.6 sq m / 39 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 256483

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**99 West Street, Farnham, GU9 7EN**

**Winkworth**



**Sumner Road, Farnham, Surrey, GU9**

**Guide Price £750,000**

A stunning Victorian Town house situated just next to Farnham Town in a popular residential area. The property has been beautifully renovated and extended by the current owners to create a wonderful home for a purchaser to move into.

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ACCOMMODATION

Living Room, Dining Room, Kitchen/breakfast room, Cloakroom, Four bedrooms, 2 bathrooms, Garden, Residents Parking

DESCRIPTION

The property is a stunning Victorian Town house situated just next to Farnham Town in a popular residential area. The property has been beautifully renovated and extended by the current owner to create a wonderful home for a purchaser to move into. On entering the property, there is a hallway leading to the stairs and the door into the dining room. A feature of this house is the wonderful double reception area, comprising a drawing room opening into the dining room that in turn opens to the kitchen breakfast room. In the dining and drawing rooms there is a traditional fireplace with wooden mantle surround, wood flooring and wood sash windows into a bay to the front with shutters. Either side of the chimney breast are white painted wooden cupboards and shelving. There is a window to the rear from the dining area. The stunning kitchen breakfast room, has a range of painted units with wooden work top, with a dining area to the far end with stunning bifold doors that open onto the garden. There is space and plumbing for a large American style fridge, washing machine and Range cooker with an integrated dishwasher and a tiled floor of note. There is also a cloakroom on the ground floor. Upstairs on the first floor there are two good sized bedrooms and a bathroom, with a further two bedrooms and a bathroom on the second floor. The bathrooms are beautifully fitted with a large free standing shower on the 1st floor bathroom complimenting a bath, whilst on the second floor there is a shower over the bath.



OUTSIDE

There is a good sized garden to the rear, with a tiled patio entertaining area to the immediate rear, leading to a path and a lawned area. There is a hedge one side and a fence on the other with an array of plants, trees a and shrubs. At the end of the garden is a large shed.

LOCATION

The property is situated on the East side of the centre of Farnham near Farnham Park and town centre. Farnham is an historic, former market town on the Surrey/Hampshire border, recognised for its Castle, wide principal Street and Georgian architecture. The town provides a range of shopping, educational and cultural facilities which includes the University of Creative Arts, Maltings Art Centre and a sports centre. There is a railway station providing a train service to London Waterloo within the hour, whilst the A31 Farnham by-pass provides access to Guildford and the A3 to the east and Alton and Winchester to the west. The A331 dual carriageway to the north enables easy access to the M3. There are large areas of countryside and National Trust land beyond the town providing excellent opportunities for walking, riding and a variety of country pursuits.

LOCAL AUTHORITY

Waverley Borough Council, Godalming

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**

