

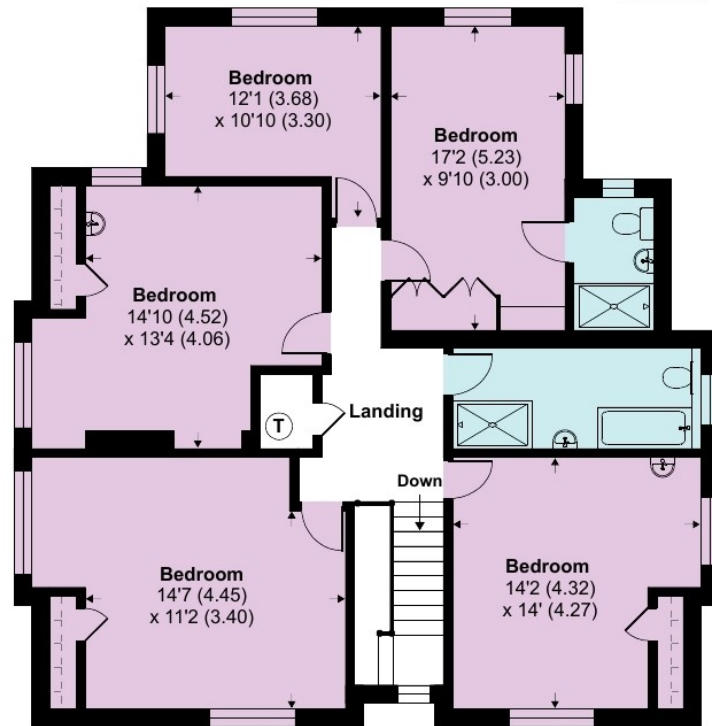
# Broomleaf Road, Farnham, GU9

Approximate Area = 2958 sq ft / 274.8 sq m (includes garage)

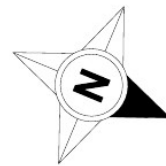
Limited Use Area(s) = 13 sq ft / 1.2 sq m

Total = 2971 sq ft / 276 sq m

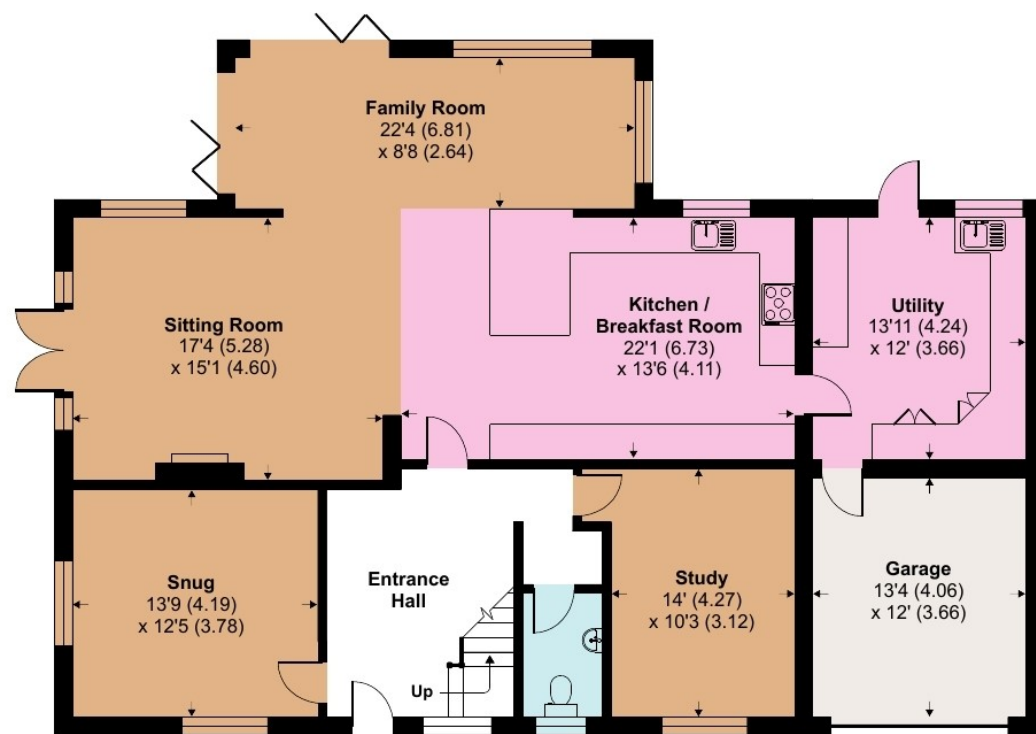
For identification only - Not to scale



FIRST FLOOR



Denotes restricted head height



GROUND FLOOR



## Broomleaf Road, Farnham, Surrey, GU9

Offers in excess of £1,500,000

Stunning family home, offering high specification living within walking distance to South Farnham School and Farnham mainline train station.

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**ACCOMMODATION**

- High specification kitchen/dining/family 'hub' room
- Four reception rooms
- Turnkey living
- Five double bedrooms, two bathrooms
- Large inviting entrance hallway
- Immaculately presented
- South Farnham prime road
- Walking distance to Farnham mainline train station
- South facing rear garden and garage

**DESCRIPTION**

Approached via a large gravelled driveway, 24 Broomleaf Road is a charming home that has been carefully remodelled and redesigned by the current owners.

This spectacular family home offers trendy turnkey living that is located within an area of prime South Farnham, only moments away from the mainline train station and South Farnham School.

The high specification accommodation is spacious throughout, perfect for family and/or multi-generational living.

Upon entering, there is a large entrance hallway, incredible bespoke open plan kitchen/breakfast/family room hub with huge central island with Quartz work tops, integrated Miele and Fisher Paykel appliances, wine chiller, underfloor heating, dual bifolding doors and large adjoining utility room with door to rear courtyard. There is a large dual aspect sitting room with Bath stone fireplace with wood burner and French doors to garden, impressive snug/playroom, large study, downstairs cloakroom and integral garage.

To the first floor, there are five well presented double bedrooms, including guest bedroom with en suite shower room, landing area, airing cupboard and modern family bathroom.



There is CAT 6 network throughout, 6kw solar panels and Electric car charger at front.

**Outside**

The property sits back from the road with a large gravelled driveway providing ample parking for several cars. The front is enclosed by mature hedging and there is access to a single garage. Towards the rear of the property there is a large level garden that is well screened on all sides providing utmost privacy. There is a patio that expands the length of the property, detached office/cabin with power and light, courtyard area and vegetable patch.

**LOCATION**

Broomleaf Road is one of Farnham's central prime roads and the property is within 0.3 miles of Farnham mainline rain station with direct access to London Waterloo. There are close by amenities such as convenience store, Lost Boy bar/restaurant, Gostrey Meadow Park and a great selection of further shops and restaurants. The area is renowned for its good schools and is close by to the much sought after South Farnham School, St. Polycarp's Catholic primary School and Weydon Academy as well as an excellent choice of private schools including Frensham Heights, More House and Edgeborough Prep School. The town also lies on the A31 connecting Guildford and the A3 to the east and Winchester to the west. The A331, (Blackwater Valley link road) provides dual-carriageway access to the M3 in the north.

The Georgian town of Farnham offers an excellent choice of pubs, bars and restaurants including Bills, Côte, The Giggling Squid, The Castle Inn & Zizzi, along with an extensive range of high street, independent shopping and recreational facilities, including a leisure centre, David Lloyd centre and various golf courses.

**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England Scotland & Wales	EU Directive	