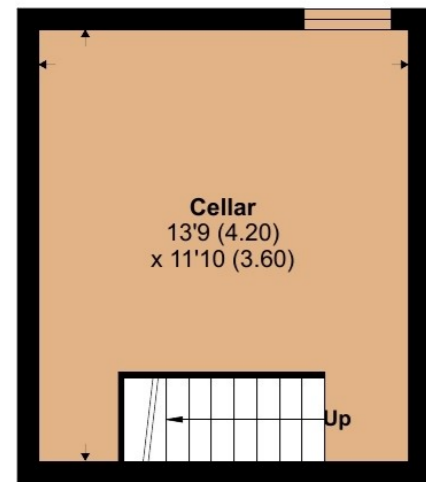


# Mount Pleasant, Farnham, GU9

Approximate Area = 1001 sq ft / 93 sq m

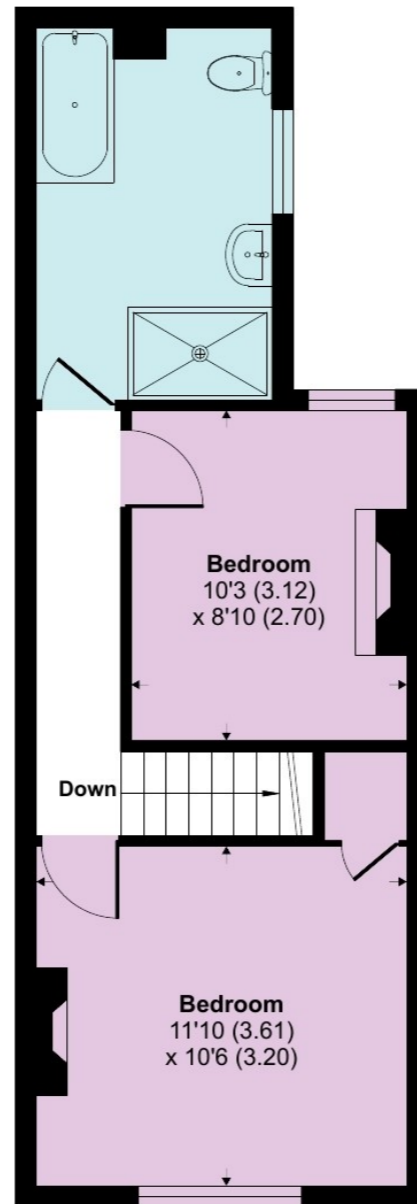
For identification only - Not to scale



CELLAR



GROUND FLOOR



FIRST FLOOR



## MOUNT PLEASANT, FARNHAM, SURREY, GU9

Guide Price £550,000

Honeysuckle Cottage is an attractive character property situated on a sought-after private road, just a short walk from Farnham's town centre.

Tel 01252 733042  
Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
99 West Street, Farnham, GU9 7EN

**Winkworth**

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**Winkworth**



**ACCOMMODATION**

- Fine Edwardian home
- Large kitchen/breakfast room
- Two large reception rooms
- Character features
- Further potential (stpp)
- Cellar
- Residential parking
- South westerly facing rear garden
- Short walk to Farnham town and local shops
- No onward chain



**DESCRIPTION**

Honeysuckle Cottage is an attractive character property situated on a sought-after private road, just a short walk from Farnham's town centre. It combines charm and convenience in an ideal location. On the market for the first time in 12 years.

As you enter, the hallway leads to an elegant family room with a character fireplace. This room flows into a farmhouse-style kitchen and breakfast area. The ground floor also includes a sitting room with a feature fireplace and bay window, as well as a downstairs cellar for extra storage which could be converted into a much more useable space.

Upstairs, the principal bedroom is located at the front, featuring a built-in wardrobe and original fireplace. The second bedroom overlooks the garden. The family bathroom is spacious, with a modern suite comprising a shower, bath, basin, WC, and heated towel rail.



Outside, the garden offers a large gravelled courtyard, a lawn area, and a variety of mature flowers and shrubs. A garden shed and side access add practicality, while the front garden offers additional outdoor space and access to the house.

Honeysuckle Cottage features a classic, comfortable, Edwardian layout. For those of you who like to consider future potential, we have worked with award-winning architects, Sketch, to develop an exciting transformational project. Please get in touch as CGI's are available on request for the potential project plans and a series of visualisations.

The property is situated in a private residential road moments from Farnham town, with residential parking.

**LOCATION**

The property is situated on the west side of the centre of Farnham on Mount Pleasant which is accessed via West Street. Farnham is an historic former market town lying on the Surrey/Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural, shopping and educational facilities and has a number of excellent restaurants, public houses and a wine bar. It also boasts a library and the Maltings Art Centre offers a wide range of activities including film screenings.

Within the town is a train station providing direct access to London Waterloo in approximately one hour. 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.

**LOCAL AUTHORITY**

Waverley Borough Council, Farnham | Tax Band D

**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>		<b>79</b>
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	