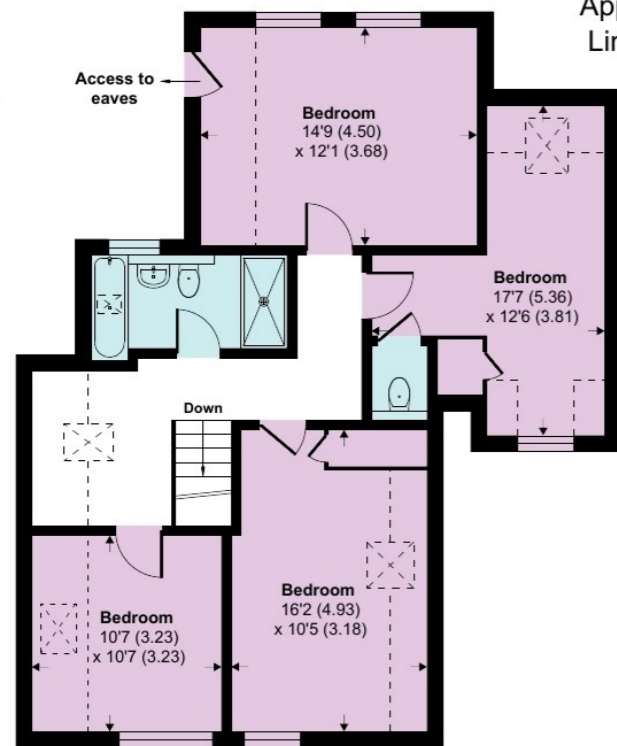


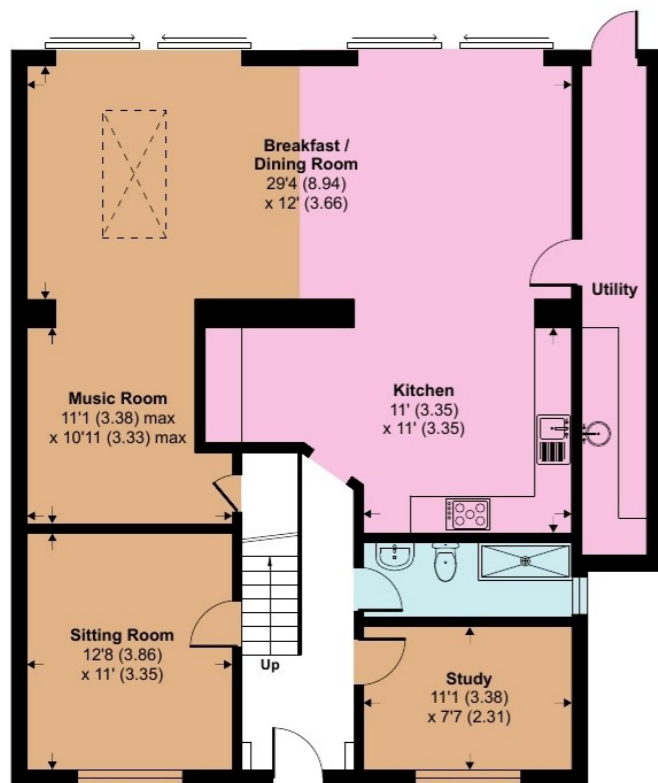
Shortheath Crest, Farnham, GU9

Approximate Area = 1894 sq ft / 175.9 sq m
 Limited Use Area(s) = 149 sq ft / 13.8 sq m
 Outbuildings = 192 sq ft / 17.8 sq m
 Total = 2235 sq ft / 207.5 sq m
 For identification only - Not to scale

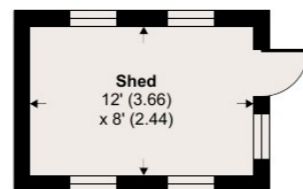


FIRST FLOOR

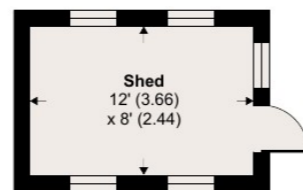
Denotes restricted head height



GROUND FLOOR



OUTBUILDING 2



OUTBUILDING 1



SHORTHEATH CREST, FARNHAM, SURREY, GU9

Offers in excess of £1,000,000

This family home is situated in a highly sought after residential road in South Farnham within a short walk of Farnham's historic market town and main line station.

Tel 01252 733042
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Winkworth



ACCOMMODATION

- Well appointed family home
- Smart residential road
- Open plan kitchen/breakfast room
- Utility room
- Three reception rooms
- Four bedrooms
- Two bathrooms
- 55 metre rear garden

DESCRIPTION

A wonderfully appointed family home, which is well presented throughout and is ideally located in the sought after location of South Farnham and benefits from a 55 metre rear garden.

This property is of generous size and comprises inviting entrance hallway, formal sitting room, large open plan kitchen/breakfast/dining room hub, two large sliding doors to fantastic garden and adjoining utility room, music room, study and downstairs shower room.

Upstairs comprises principal bedroom with vaulted ceiling and Juliet balcony, guest bedroom with toilet and wardrobe, two further double bedrooms, large landing area and family bathroom.

Outside the pretty rear garden is 55 metres in length and has been delightfully arranged into three sections and mainly laid to lawn. The garden is well screened by mature, well-



maintained borders and plants and there are two patio areas, summer house and trees. To the front of the property there is a gravelled driveway and five bar gate.

LOCATION

Shortheath Crest is perfectly situated in an attractive residential area that is walking distance to village shops whilst being convenient for the station and everything that Farnham has to offer. Farnham Town Centre being just over 1 mile with a good selection of local amenities, mainline station to London Waterloo and the area is renowned for its good schooling including Weydon Secondary School, Highfield South Farnham School and St. Peters primary School to name but a few.

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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	82
England, Scotland & Wales	EU Directive 2002/91/EC	