

# Abbots Ride, Farnham, GU9

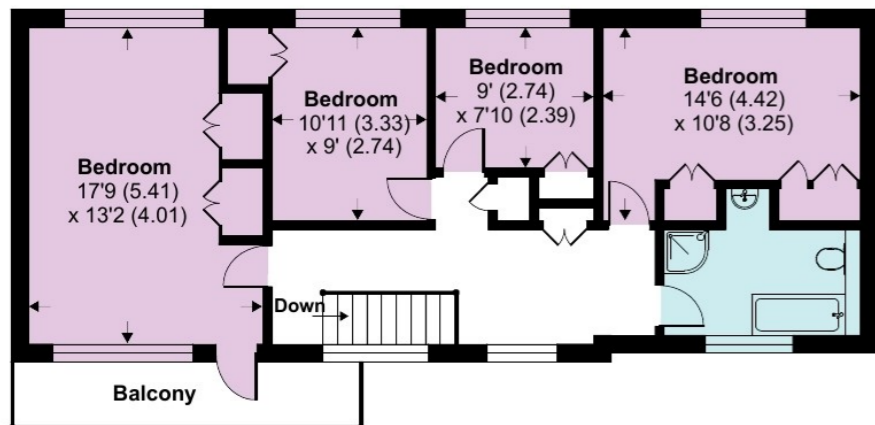
Approximate Area = 2004 sq ft / 186.2 sq m

Garage = 411 sq ft / 38.1 sq m

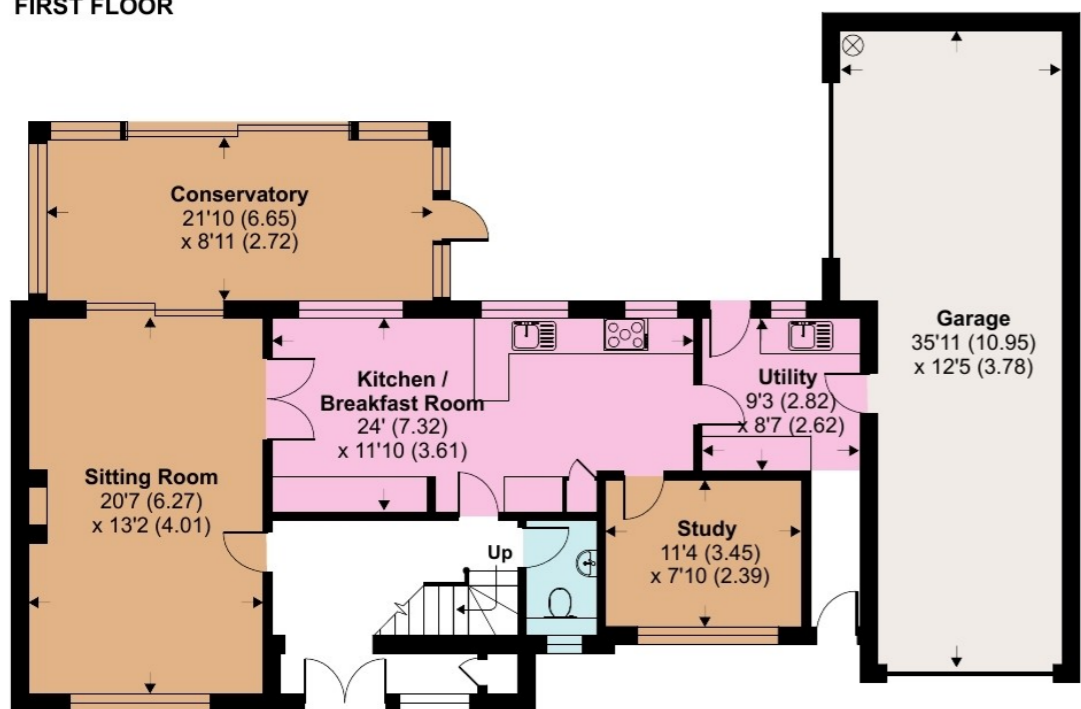
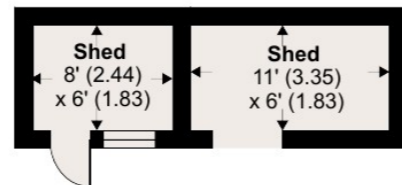
Outbuildings = 221 sq ft / 20.5 sq m

Total = 2636 sq ft / 244.8 sq m

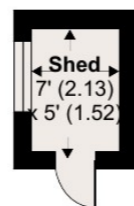
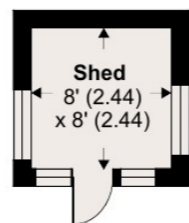
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



## Abbots Ride, Farnham, Surrey, GU9

Guide Price £1,250,000

A detached family home located on a smart residential road and within walking distance to Farnham mainline station.

Tel 01252 733042

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99 West Street, Farnham, GU9 7EN

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**ACCOMMODATION**

- Detached family home
- Three reception rooms
- Four bedrooms
- Beautiful garden
- Sought after residential road
- Walking distance to Farnham mainline train station
- Close proximity to South Farnham School
- No onward chain

**DESCRIPTION**

Approached via a tarmac in and out driveway, this detached family home comes to the market with no onward chain.

This family home is positioned on a sought after residential road and is within close proximity to Farnham train station and South Farnham School.

Upon entering, there is a large inviting entrance hallway, open plan kitchen/breakfast room with central island and underfloor heating, adjoining utility room with access to integral garage and backdoor to garden, study, downstairs cloakroom, sitting room with feature fireplace leading onto conservatory with patio doors to rear.

To the first floor, there is an impressive dual aspect principal bedroom with balcony and built in wardrobes, three further bedrooms, large landing and family bathroom with underfloor heating.

**Outside**

The property sits back from the road with a large in and out tarmac driveway providing ample parking for several cars, with access to the single garage. The lengthy rear garden is well screened and mainly



laid to lawn. There is a wonderful array of bedding plants, shrubbery, small trees, vegetable patch, greenhouse, two patio areas.

**LOCATION**

Abbots Ride is a smart residential road located on the favoured southern side of Farnham. The property is ideally located with local shops and a wide variety of leisure facilities nearby. There are thriving local pubs, doctor's surgery, and recreation ground with play area. Two leisure centres, one of which is a David Lloyd gym and spa, several golf courses, cricket clubs, The Bourne Tennis Club, Frensham Ponds Sailing Club. Frensham Common, the Bourne Woods & Alice Holt Forest are all within easy reach offering opportunities for walking, riding and cycling.

Farnham is an old English market town with narrow cobbled streets and attractive Georgian architecture, a 12th century castle and parish church. There is a broad mix of outstanding local state, private prep and senior schools. South West train service runs a frequent service from Farnham Station to London/Waterloo in approximately 53 minutes. There is easy access to the M3, A3 and M25.

**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>		<b>78</b>
(55-68)	<b>D</b>	<b>62</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	