

Highlands Road, GU9

Approximate Area = 2220 sq ft / 206.2 sq m
 Garage = 373 sq ft / 34.6 sq m
 Outbuilding = 196 sq ft / 18.2 sq m
 Total = 2789 sq ft / 259 sq m

For identification only - Not to scale



Highlands Road, Heath End, Farnham, GU9

Guide Price £1,200,000

This substantial property is tucked away down a private road and is approached via an in and out driveway which benefits from south facing gardens of approximately 0.5 acres.

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- ACCOMMODATION**
- Substantial family home
 - Three reception rooms
 - Double garage
 - South facing rear garden
 - Approx. 0.5 acres
 - Sought after private road
 - Further potential
 - Walking distance to Farnham Park

DESCRIPTION
 This substantial property is tucked away down a sought after road private road. The home is approached via an in and out driveway and benefits from beautiful gardens and a wide plot.

The property comprises inviting porch leading onto entrance hallway, fully fitted farmhouse styled kitchen/breakfast room with 2 oven Rayburn, walk in pantry, adjoining utility room with backdoor to courtyard area, large sitting room with wonderful feature fireplace, dual aspect family room with bay window, study, conservatory with French doors to patio and downstairs cloakroom.

Upstairs there is a main bedroom with en suite shower room and walk in dressing room, three further double bedrooms, nursery room/office, recently modernised family bathroom and separate toilet. There is access to a large loft which is fully boarded and lit with thermal insulation to rafters.

OUTSIDE
 Outside the beautifully landscaped gardens are private and well



screened being framed by mature specimen trees and shrubbery. There is a substantial area of level lawn, fish pond and the gardens have been well stocked with mature shrubs, flowering cherries and fruit trees, selection of plants and flowers.

The garden has the benefit of facing in a southerly direction and there is a large patio that extends the length of the property. There are several outbuildings including two sheds and a workshop. To the front the property is approached via an in and out gravelled driveway leading to a large parking area for numerous cars. The double garage has an inspection pit and has integral access and a door to garden.

LOCATION
 Situated within a sought after private lane, Highlands Road is located in North Farnham within 0.7 miles of Farnham Deer Park. The property is situated within 2.4 miles from Farnham town centre in an extremely convenient location. 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 Farnham Maltings which is one of the busiest and most diverse arts centres in Surrey offering theatre, film, craft, music, festivals, family theatre and more. The train station provides direct access to London Waterloo in approximately the 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, 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		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	