

Beavers Road, Farnham, GU9

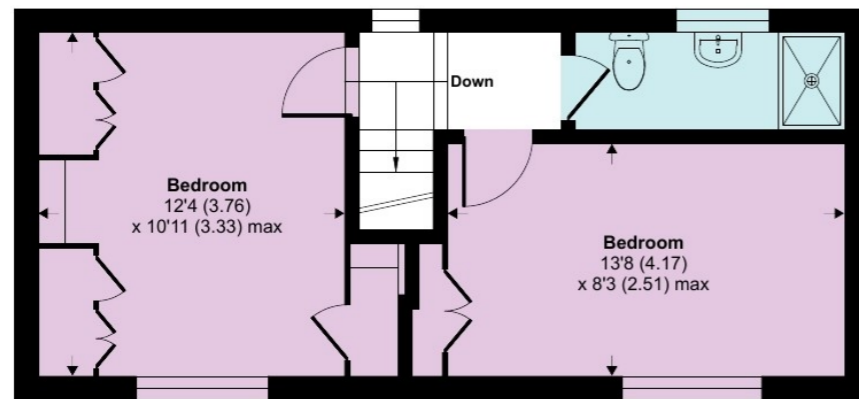
Approximate Area = 784 sq ft / 72.8 sq m

Garage = 126 sq ft / 11.7 sq m

Outbuildings = 37 sq ft / 3.4 sq m

Total = 947 sq ft / 87.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



BEAVERS ROAD, FARNHAM, GU9

Guide Price £650,000

A beautifully presented "Landmark" cottage, within a short level walk of Waitrose and will full planning permission.

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ACCOMMODATION

- Highly desirable town centre location
- Farmhouse styled kitchen/breakfast room
- Sitting room with log burner
- Turnkey living
- Beautiful courtyard garden
- Close proximity to Waitrose
- Parking and garage
- No chain
- Full planning permission for double storey extension
- Planning Reference Link WA/2022/00706



DESCRIPTION

This charming Grade II listed property has been beautifully refurbished to provide excellent turnkey accommodation whilst retaining much of the original character and charm of the original building.

In addition there is full planning permission for an erection of extensions and alterations and erection of detached garage following demolition of existing garage. The garage has been demolished by the current vendor and full groundwork's, including foundations and drainage are completed. Planning Reference Link WA/2022/00706

Please see further plans and drawings in the photos.

The accommodation comprises entrance porch, separate sitting room with log burner and character beams, a superb dual aspect farmhouse styled kitchen/breakfast room fitted with a bespoke range of base and eye level cupboards which granite work surfaces, butler style ceramic sink, wood burning stove, Rangemaster. To finish downstairs, there is a back door to rear garden, understairs storage and a smart study.



On the first floor there are two double bedrooms, both with built in wardrobes, large shower room and landing with views of rear garden.

Outside there is a beautiful walled courtyard garden with bedding plants, shrubbery and patio area. There is a garage and parking for two vehicles.

LOCATION

The property is situated in the heart of Farnham town centre, tucked away from busy main roads in a quiet road and is an extremely sought-after and convenient location, being under 10 minutes' walk from the mainline station. 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 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.

