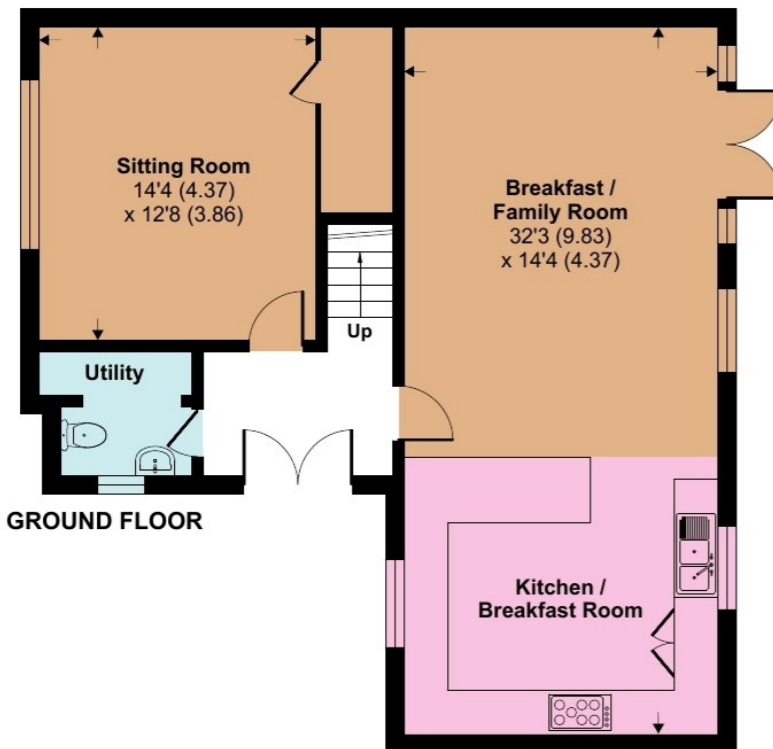
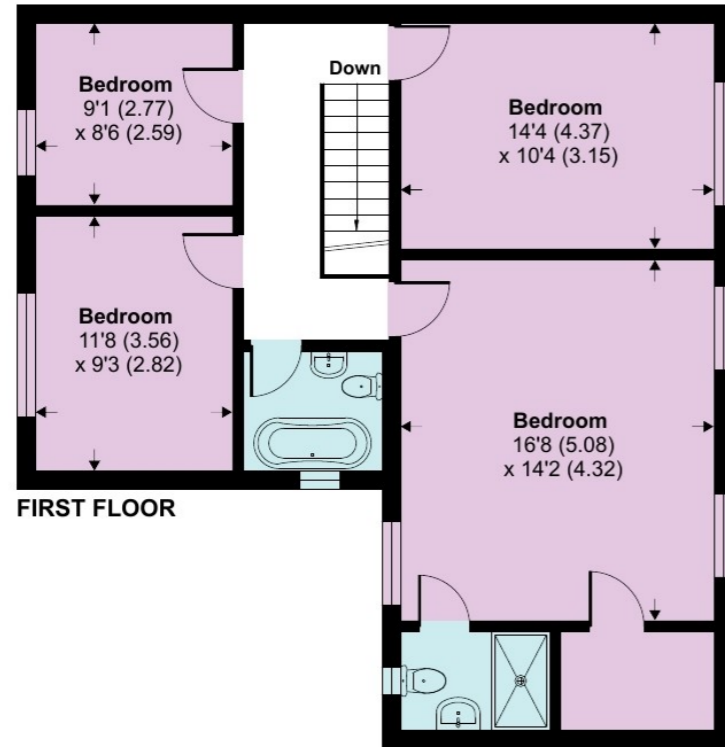


# Shortheath Road, Farnham, GU9

Approximate Area = 1606 sq ft / 149.2 sq m

For identification only - Not to scale



## SHORTHEATH ROAD, FARNHAM, SURREY, GU9

Guide Price £995,000

A recently modernised exclusive family home located in this popular prime South Farnham area.

Tel 01252 733042  
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**ACCOMMODATION**

- Refurbished and remodelled family home
- Finished to an exacting finish
- Impressive kitchen/dining/family room
- Four good sized bedrooms
- Ample driveway parking
- South-easterly facing garden
- Prime location
- No onward chain

**DESCRIPTION**

Striking, contemporary and beautifully presented detached property offering flexible family accommodation in the highly regarded area of South Farnham.

This property has been finished to an exacting standard and comprises exceptional entrance hallway, large sitting room with wooden panelling and storage, impressive open plan kitchen/dining/family 'hub of the home' room which features a large island, superbly fitted bespoke cabinetry and French doors leading out onto the garden. The ground floor further benefits from a downstairs cloakroom/utility room.

The first floor continues to impress, with the large dual aspect principal bedroom benefitting from an en suite shower room and dressing room. There are two further double bedrooms, single bedroom, large landing area and trendy family bathroom.

Externally, the south-easterly rear the garden is mainly laid to lawn, with a large patio area, that is well screened. To the front of the property, there is ample driveway parking for numerous vehicles.



**LOCATION**

Shortheath Road is a prime South Farnham road and the property is within walking distance to village shops including a butchers, Tesco Express, Loaf, wine shop and Bat & Ball Freehouse. Farnham town centre is just under two miles away and the further area is surrounded by an extensive area of some of Surrey's finest countryside and provides excellent leisure opportunities for walking, riding and country pursuits as well as a comprehensive range of shopping, cultural, leisure and educational facilities including Weydon School and other specialist establishments. Farnham railway station is within walking distance with links to London Waterloo in around an hour.

**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>		<b>85</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</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	