



Price Guide £869,500

Farnham

28 Downing Street, Farnham, Surrey GU9 7PD
01252 717705

London

Representative Office
119 Park Lane, Mayfair, London W1
020 7079 1400

A beautifully appointed and spaciously arranged semi-detached Edwardian house within a short walk of the mainline station and town centre

- Entrance hall
- Sitting room
- Superb open plan kitchen/dining/family room
- Utility room
- Cloakroom
- 5 bedrooms
- 2 bath/shower rooms
- Garden
- Parking
- Double garage
- Outside studio/office
- Views towards the town

18 The Fairfield, Farnham, Surrey, GU9 8AJ

LOCATION

- * Farnham town centre 500 yards, mainline station a short walk (Waterloo from 53 minutes)
 - * Guildford 9 miles, A3 6 miles, A31 500 yards M3 (Junction 4) 9 miles
 - * London 38 miles
- (All distances and times are approximate)

SITUATION

* The property is situated no more than a 5 minute walk to Farnham mainline station, in a highly regarded and desirable road, found most convenient to the Georgian town centre, South Farnham School and the North Downs Way, which provides wonderful walks, bridleways and the River Wey.

* There is an excellent choice of both state and private schools in the area including South Farnham School, Waverley Abbey, Weydon Secondary School, Edgeborough, Frensham Heights and Barfield. The property is normally within the South Farnham School catchment area, subject to current school admission policy.

* Farnham mainline station serves London Waterloo within the hour. Access to the M3 can be gained via the A331 and the A3 can be joined at Guildford via the A31.

DESCRIPTION

* 18 The Fairfield is a beautifully appointed Edwardian semi-detached town house, with spacious family accommodation arranged over three floors. The property which was built in 1903, retains much character and charm, including features such as stripped floors, cast iron fireplace, picture rails, sash windows and stripped pine doors. Superbly positioned in such an ideal location close to town, station and open countryside, 18 The Fairfield is ideal for modern day family living.

KEY FEATURES INCLUDE:

- * Wooden part glazed leaded light door to Entrance hall with stripped wooden flooring, dado rail, coving, radiator in ornate casement.
- * Fine sitting room with beautiful large bay shuttered windows, cast iron fireplace with attractive tiled inserts and stripped flooring.
- * Superb open plan kitchen/dining/family room comprising an excellent range of eye and ground level shaker style units, granite worktops, Chinese slate floor, five ring gas hob, extractor, oven and grill, butler sink with waste disposal unit. Space for dining table and sofa, French doors opening onto the rear paved sun terrace.
- * Utility room with space and plumbing for washing machine and tumble drier, worktop, eye level units, sink with mixer tap, recently installed boiler. Door to outside.
- * Cloakroom with w.c and wash basin.
- * Five bedrooms and two bath/shower rooms, arranged over the second floor and third floors. Three of the bedrooms are fitted with wardrobes or storage cupboards and two of them enjoy views over the surrounding town and countryside. The elegant white three piece family bathroom suite is also fitted with an over the bath shower unit and glass screen.

OUTSIDE AND OUTBUILDINGS

* The garden lies predominantly to the rear, where there is an expanse of lawn flanked by borders stocked with a wide variety of shrubs and flowers. There is also a paved sun terrace, with a further 40ft 'secret' garden with a lined outside office/studio with power and light. Shed and Wendy house. Gated side access.

DOUBLE GARAGE

* Electric up and over door. Additional parking.

GENERAL

* **Services** - Mains water, electricity and drainage. Gas central heating.

18 The Fairfield, Farnham, Surrey, GU9 8AJ

- * **Local Authority** - Waverley B.C., The Burys, Godalming GU7 1HR 01483 523333
- * **Council Tax** - Band F with an annual charge for the year ending 31.03.19 of £2726.41
- * **Miscellaneous** - Double glazing.
- * **EPC Rating** - E (53)

DIRECTIONS

Leave Farnham via South Street. At the traffic lights go straight across onto Station Hill. Immediately after the garage, turn left into The Fairfield. Follow the road around to the left and then right, before bearing right again where number 18 can be found on the right.

VIEWING

Viewing by prior appointment with Andrew Lodge Estate Agents, Farnham - Tel: 01252 717705 Opening hours 9a.m. - 6p.m. Monday to Friday, 9a.m. - 5p.m. Saturdays.

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. They are intended to give a fair description of the property but their accuracy is not guaranteed nor do they form part of any contract. All information should be verified by yourself and your professional advisors. We have not carried out a survey nor have we tested the services, appliances and specific fixtures and fittings. It must not be assumed that the property has all or any necessary planning permissions, building regulations or any other consents. Room sizes are approximate and they have been taken between internal wall surfaces and therefore include cupboards, shelves etc. Accordingly they should not be relied upon for carpets, curtains and furnishings.

