



Price Guide £950,000

*\* No Onward Chain \**

***A most attractive detached character family house set in a popular residential area, appointed to a high standard set on a fine plot with views, convenient to shops, excellent schools, town centre and mainline station***

- 4 double bedrooms
- Modern en-suite shower room
- Modern family bathroom
- Separate WC
- Hall
- Cloakroom
- Large sitting room with dining area
- Family room/study
- Bespoke fitted kitchen/ breakfast room
- Garden room
- Utility lobby
- Large stone chipping drive (up to 6 cars)
- Delightful gardens enjoying fine views to Dippenhall
- Detached home office

## 6 Greenhill Way, Farnham, Surrey, GU9 8SY

### DESCRIPTION

\* A most attractive detached character family house, built circa 1935 with later additions, set in a popular residential area, appointed to a high standard set on a fine plot with views, convenient to shops, excellent schools, town centre and mainline station

### KEY FEATURES INCLUDE

- \* Door to Hall with understairs cupboard.
- \* Cloakroom with low level w.c and wash hand basin.
- \* Large sitting room with bay window, Clearview wood burning stove. Open plan to Dining Area with bi-folding doors to garden.
- \* Family room/Study with shelving.
- \* Garden room with slate floor with underfloor electric heating, double glazed bi-folding doors to decking and garden.
- \* Bespoke fitted kitchen/breakfast room comprising range of fitted units, double ceramic sink unit, oak worktops, concealed lighting, five ring gas hob, 2 gas ovens, laminate flooring.
- \* Utility lobby (covered way) doors front and rear, plumbing and cupboards.
- \* Porch with light and fig tree.
- \* Stairs to first floor landing with access to loft via ladder with light. Airing cupboard.
- \* Master bedroom with built-in wardrobes. Door to modern en-suite shower room with shower cubicle, low level w.c., pedestal wash basin, velux window, heated towel rail, tiling.
- \* 3 further double bedrooms, one with built-in wardrobes.
- \* Modern family bathroom comprising bath with mixer tap shower attachment, wash basin.
- \* Separate WC.

### OUTSIDE

- \* To the front the property is approached via a large stone chipping driveway providing parking and turning for up to 6 cars. Lawn, shrubs, trees, Cotswold buff stone path.
- \* Single garage with power and light.
- \* To the rear the delightful garden extends to approximately 130ft. Lawn, flower borders, shrub, trees. Fine distant views towards Dippenhall. Outside tap and lights.
- \* Detached home office/studio with power, light and WIFI.

### GENERAL

- \* **Services** - All mains services. Gas central heating.
- \* **Local Authority** - Waverley B.C., The Burys, Godalming GU7 1HR 01483 523333.
- \* **Council Tax** - Band D with an annual charge for the year ending 31.03.21 of £2,396.63
- \* **Tenure** - Freehold
- \* **EPC rating** - D (63)

### SITUATION

\* Local facilities are close by at The Ridgway and The Bourne, and include a store/post office, bakery, butcher, public house, veterinary clinic, chemist, tennis courts, recreation ground and well regarded schools.

\* The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafes and an excellent choice of restaurants including Cote Brasserie, Pizza Express and Zizzi. There is a Sainsburys, Waitrose, DC Leisure Centre, David Lloyd Leisure Centre and Farnham's historical deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking, riding and cycling.

\* There is an excellent choice of both state and private schools in the area including St Peter's Primary School, Waverley Abbey, South Farnham School, Weydon Secondary School, Edgeborough, Frensham Heights and Barfield.

\* Communications are first class with the A31/A3 and mainline station providing links to London and the South Coast. The A331 Blackwater Valley road links Farnham with the M3, M25 and Heathrow.

## 6 Greenhill Way, Farnham, Surrey, GU9 8SY

### LOCATION

- \* Farnham town centre 1.25 miles (Waterloo from 53 minutes)
  - \* Guildford (A3) 9 miles, London 40 miles
- (All distances and times are approximate)

### DIRECTIONS

Leave Farnham via the A287 Firgrove Hill. At the traffic lights turn right into Ridgway Road and continue on into Shortheath Road. At the second mini roundabout turn right into Little Green Lane and right again into Greenhill Way.

### 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.

## Greenhill Way, Farnham, GU9 8SY



House area: approx. 195.5 sq. metres (2104.3 sq. feet)  
Outbuilding area: approx. 8.0 sq. metres (86.1 sq. feet)  
Total area: approx. 103.5 sq. metres (1114.1 sq. feet)  
This plan is for layout guidance only.  
Measurements are for general guidance only and must not be relied upon

ANDREW LODGE  
ESTATE AGENTS