



ESTATE AGENTS



Halfway Cottages, Dockenfield Road, Bucks Horn Oak, Farnham, Surrey

Offers In Excess Of £500,000

Halfway Cottages, Dockenfield Road, Bucks Horn Oak, Farnham, Surrey

An extremely well presented and deceptively spacious four bedroom property, which forms part of a renovation development of the former Halfway House public house.

To the ground floor, the entrance lobby has a bench seat/storage. This then leads to the entrance hall with solid oak flooring, an understairs storage cupboard and cloakroom with white suite. The current owners have tastefully modified the property to create an impressive 35' living/dining room and a fully equipped fitted kitchen with white high gloss units, kitchen unit mechanisms, a breakfast bar and utility area.

To the first floor landing there is access to roof space. There are four double bedrooms with fitted wardrobes, with the impressive main bedroom having an ensuite shower room. There is also a three piece family bathroom suite.

Outside, the front and rear gardens are landscaped, with the front having a lawn with a shrub border. To the rear garden there is a patio, complete with a dedicated BBQ area and a convenient outdoor sink. The garden features a well-maintained lawn, complemented by a convenient gate that provides direct access to the two designated parking spaces. Enclosed by secure fencing, this outdoor space ensures both privacy and ease of access.

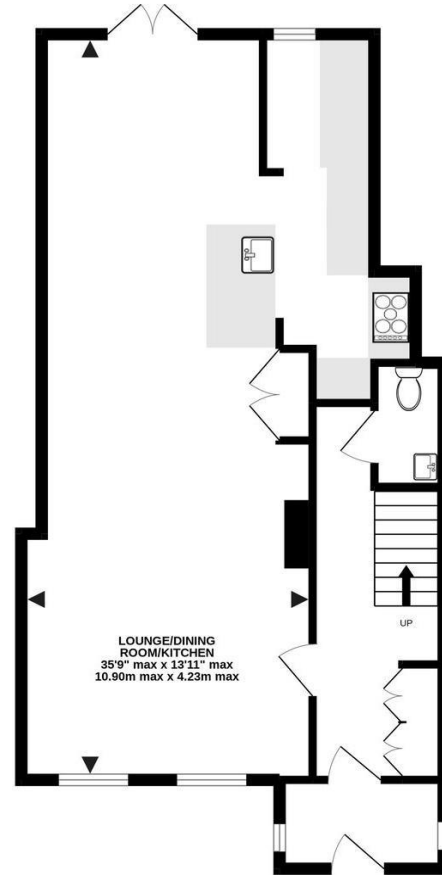
Freehold
Council tax band D

- Four double bedrooms
- Entrance hall
- Cloakroom
- Open plan living/dining room
- Fitted kitchen
- Utility room
- Double glazing
- Ensuite shower
- Bathroom
- Close to Alice Holt Forest

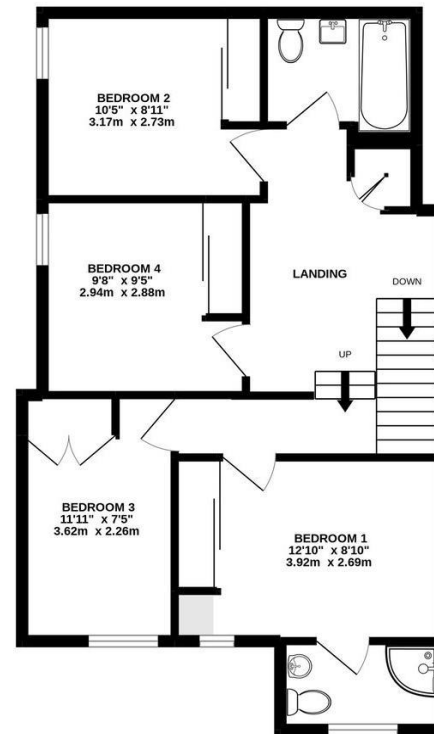


Floorplan

GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 1285 sq.ft. (119.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

Situated in the picturesque hamlet of Bucks Horn Oak, just 4 miles from Farnham town centre, this property offers a tranquil yet convenient lifestyle. Farnham boasts a diverse array of shops, bars, bistros, and restaurants, complemented by its mainline station with direct connections to Waterloo in just 55 minutes.

The sought-after village of Rowledge, known for its charming local shops, reputable school, and welcoming public house, is a mere 2 miles away. Additionally, nature enthusiasts will appreciate the proximity of Alice Holt Forest, right at the doorstep, providing endless opportunities for outdoor activities and exploration.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	82	90
	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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