





# Brooklands Road, Farnham, Surrey

A truly stunning, extended and modernised Edwardian cottage, boasting the most fabulous garden and located in a charming unmade lane, located close to local shops, schools and Rowhills Nature Reserve.

To the ground floor the entrance porch leads into the entrance hallway which then leads into the living room and dining room. The charming living room has a feature fire place with open working fire and bespoke shelving. From the dining room there is a study, which leads into the cloakroom and stunning kitchen. The extended kitchen is one of the real focal points to this fabulous cottage and has a vaulted ceiling with Velux windows affording a great deal of light. The kitchen has a wide range of cupboard and drawer units with fully integrated appliances, inset sink and oven with gas hob and extractor hood over. The kitchen has an eating area and double glazed Bi fold doors into the garden.

To the first floor there are two double bedrooms with the main bedroom having fitted wardrobes and storage leading to a fabulous ensuite bathroom. Bedroom two also has an ensuite shower room.

Outside the rear garden is a real must see. The garden is utterly charming and is larger than most other properties of this type. The garden is private and westerly facing and has a wide range of mature flowers, shrubs, trees and fruit trees. There is a wishing well, garden pond, raised decked area and shingle patio area. The garden has an expanse of lawn and is enclosed by panel fencing.

Outside to the front there is a gravel driveway for two vehicles.

Freehold  
Council tax band C

- Two double bedrooms
- Entrance porch and hall
- Three reception rooms
- Extended and refitted kitchen
- Private westerly facing garden
- Double glazing
- Gas central heating
- Two ensembles
- Located in a quiet lane
- No onward chain



# Floorplan



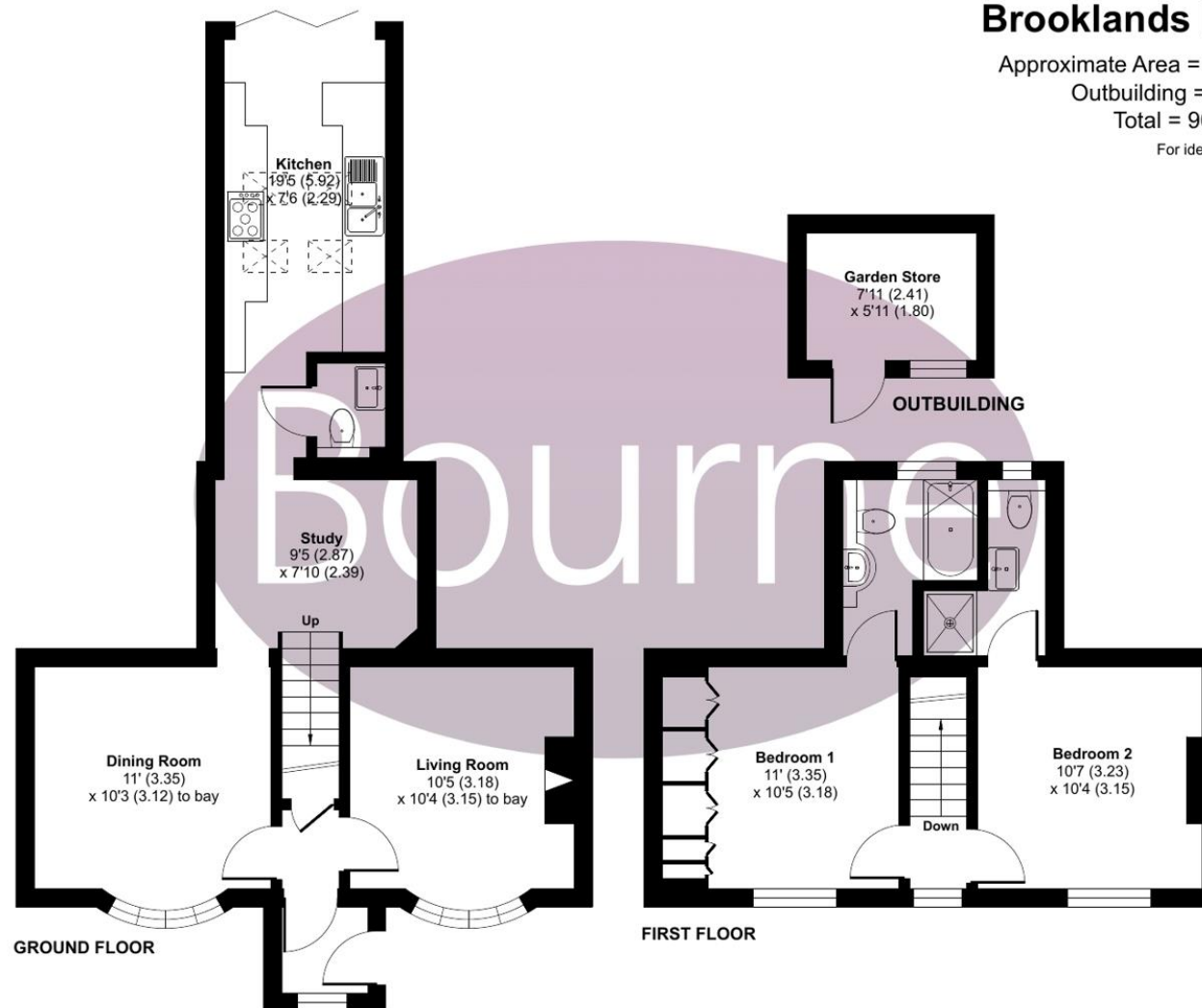
## Brooklands Road, GU9

Approximate Area = 862 sq ft / 80 sq m

Outbuilding = 47 sq ft / 4.3 sq m

Total = 909 sq ft / 84.4 sq m

For identification only - Not to scale

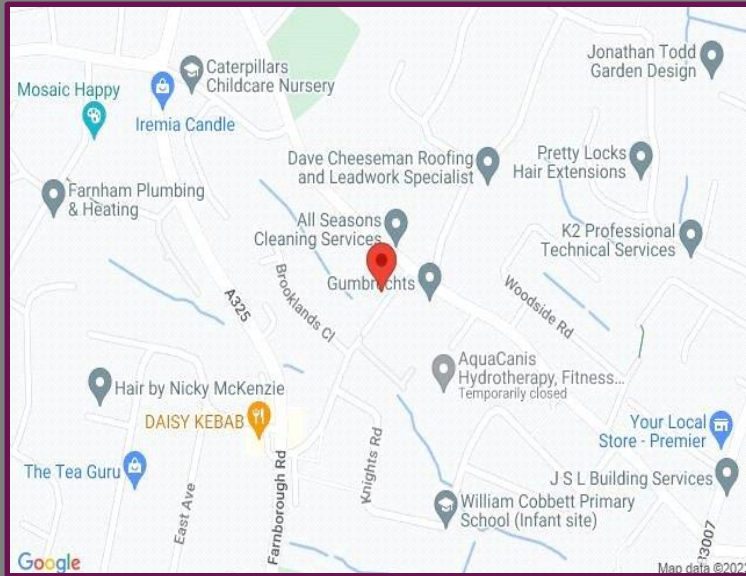


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntheom 2023. Produced for Bourne Estate Agents. REF: 1043988



# Location

The property is located just off Upper Weybourne Lane, close to local shops with a choice of highly regarded local schools.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</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	

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...

**FARNHAM: 29 Downing Street, Farnham, Surrey, GU9 7PD**

**Tel: 01252 723383 | Email: sales@bourneestateagents.com**

**Web: www.Bourneestateagents.com**