



Thorn Road, Farnham, Surrey

Price Guide £795,000

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A stunning and unique detached house, nestled in a delightful sylvan setting. The property was built in 2018 and offers generous, well presented accommodation over three floors. The popular village of Rowledge is close by and offers local shops, a post office, doctors' surgery, public house, and a highly regarded primary school. The nearby Alice Holt Forest offers 2000 acres to walk, ride and explore.

To the ground floor you are greeted by an impressive, open plan, ground floor layout which offers living, dining and kitchen areas. The fabulous, fitted kitchen was installed by Farnham Furnishers and offers a comprehensive range of cupboards and drawers, a large island unit, integrated appliances and attractive Quartz Stone worktops. A utility room and cloakroom/w.c. round off the ground floor accommodation.

A bespoke oak staircase leads to the first and second floors, which offer five double bedrooms, a bathroom and shower room. The master bedroom benefits from a generous walk-in wardrobe, while the contemporary bathroom and shower room are delightfully appointed with quality suites, including a feature freestanding bath.

To the front of the house there is off road parking for three cars and side access to the rear garden. Adjacent to the back of the property is a level lawned area and steps leading to a timber deck. The garden then rises into an attractive wooded area with a timber shed.

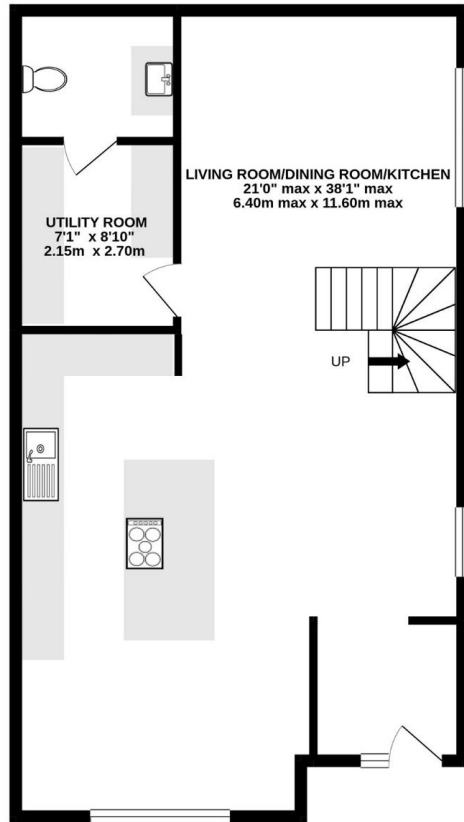
Freehold
Council tax band G

- Five double bedrooms
- Sought after location
- Utility room and cloakroom w.c.
- 11.60m living/dining/kitchen
- Balance of 10 year New Build Guarantee
- Farnham Furnishers kitchen
- 2 Bath/shower rooms
- Sought after location
- Short walk of Rowledge village

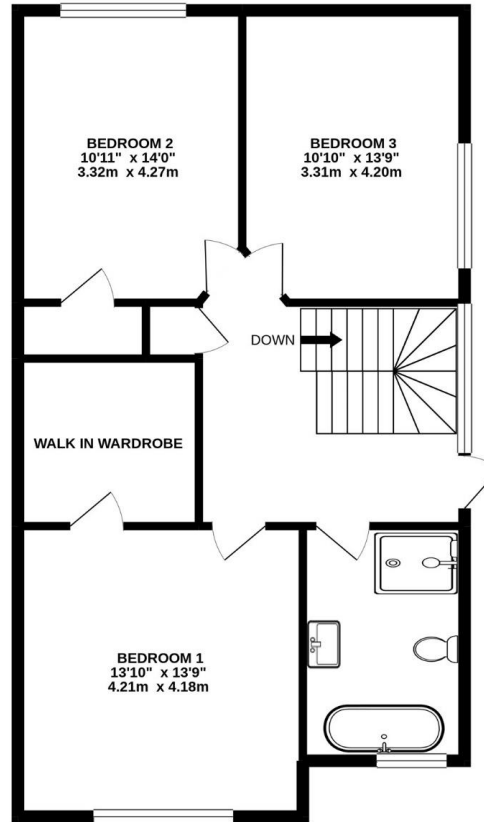


Floorplan

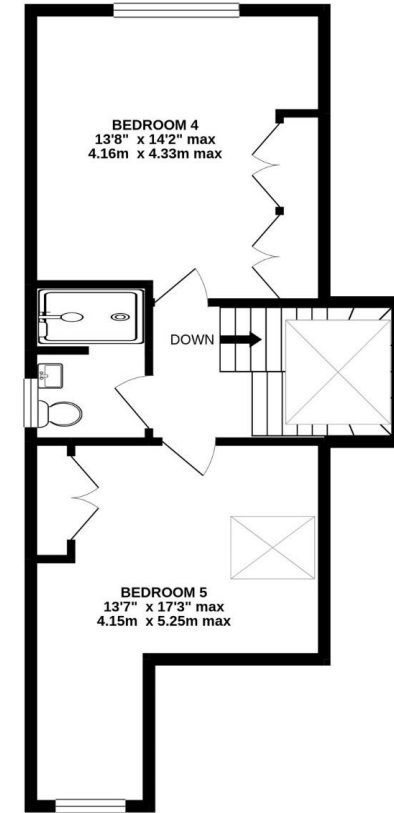
GROUND FLOOR
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR
780 sq.ft. (72.5 sq.m.) approx.



2ND FLOOR
484 sq.ft. (44.9 sq.m.) approx.



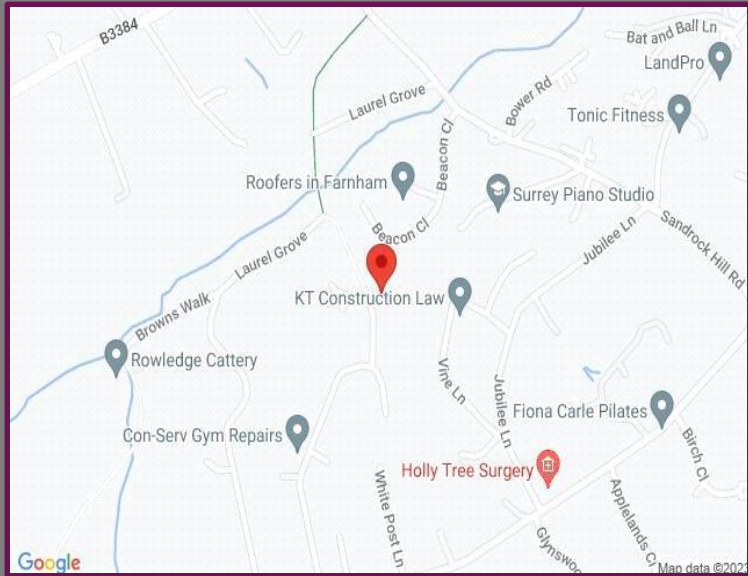
TOTAL FLOOR AREA : 2043 sq.ft. (189.8 sq.m.) approx.

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

The village of Rowledge is a vibrant community with a selection of amenities including: a school, village shops (with a Post Office), many locally run clubs, a village hall and pub. There is also a Doctors surgery within easy walking distance. The nearby Georgian market town of Farnham is surrounded by some of Surrey's finest countryside and provides excellent opportunities for walking, riding and country pursuits as well as a comprehensive range of shopping, cultural, leisure, education facilities and excellent commuter links.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		98
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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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