



## Folly Hill, Farnham, Surrey

A four-bedroom detached residence situated in a sought-after location, just a short walk from Farnham Park.

The generously laid out split-level ground floor features an elegantly appointed sitting room with a bay window, a modern and bright kitchen/dining room with double doors opening to the garden, and a convenient downstairs w/c.

Ascending to the first floor reveals four well-proportioned bedrooms and a family bathroom.

Externally, the property boasts a private front garden adorned with a variety of mature shrubs. The rear garden, predominantly laid to lawn and surrounded by appealing flower beds, includes a patio area ideal for outdoor gatherings. Additionally, at the rear, there is a single garage and driveway parking accommodating multiple vehicles.

Freehold

Council tax band E

- Four Bedroom Detached
- Split Level
- Kitchen/Dining Room
- Downstairs WC
- Bay-Fronted Sitting Room
- Front And Rear Garden
- Garage
- Driveway Parking



# Floorplan

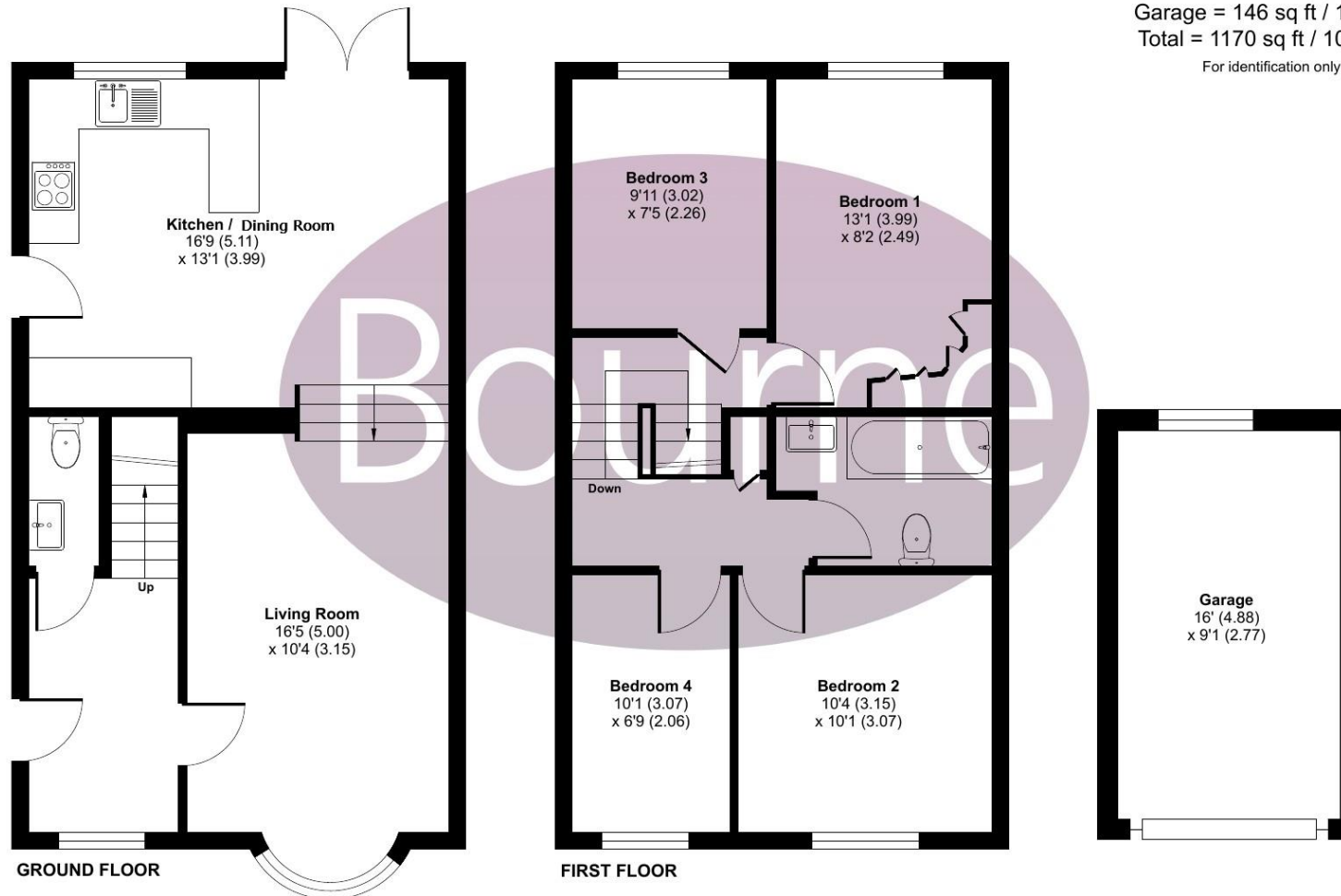
## Downside Folly Hill, Farnham, GU9

Approximate Area = 1024 sq ft / 95.1 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 1170 sq ft / 108.6 sq m

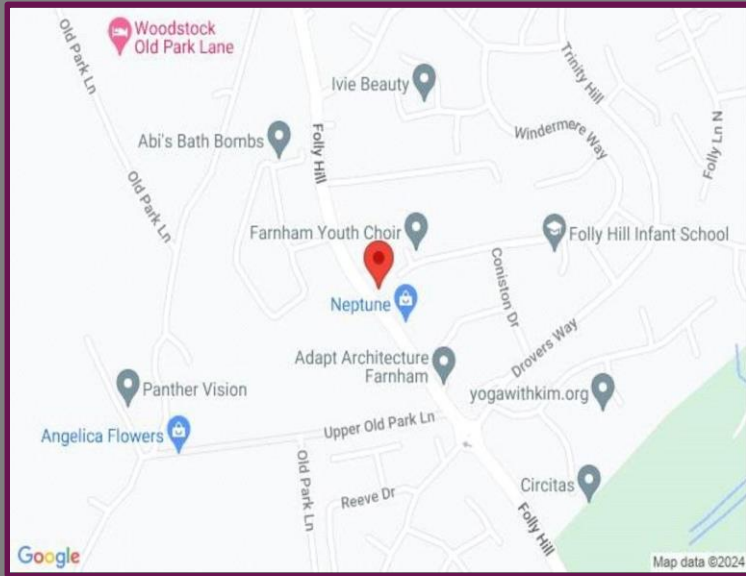
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Bourne Estate Agents. REF: 1091123

# Location

Folly Hill resides in North Farnham, and the nearby 320-acre deer park, steeped in history, is easily accessible on foot from the property. A brief drive or a leisurely stroll through the park leads to Farnham town centre, where you'll find an array of local and national shops, as well as a diverse selection of pubs, wine bars, cafes, and restaurants. For convenient travel, Farnham train station provides direct links to London Waterloo in under an hour.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	82
(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**