

Bourne

ESTATE AGENTS



Hale Farm, Monkton Lane, Farnham, Surrey, GU9 9AA

Guide Price £300,000

# Hale Farm, Monkton Lane, Farnham, Surrey, GU9 9AA

Tucked away in a delightful courtyard setting is this two double bedroom, first floor conversion apartment which retains a great deal of charm, character & period features, forming part of a beautiful grade two listed building.

To the ground floor there is a communal entrance and stairs to the first floor, with a stripped back door leading into the entrance hall which has built in storage with a recently installed combination boiler. There are stripped back doors to all rooms, all of which have exposed floorboards and flooring. There is an impressive living/dining room which has a vaulted ceiling, exposed beams and a feature exposed brick fireplace with wood burning stove. The kitchen is fitted with painted shaker style units, beech block work-surfaces and a recently installed built in stainless steel oven with a hob above.

The 15' master bedroom has a vaulted ceiling with exposed beams and a range of fitted wardrobes. The guest bedroom is a good size double with a fitted double wardrobe and the white three piece bathroom suite has a freestanding roll top bath.

Outside there is a gravel courtyard to the front which provides residents parking and communal outside space.

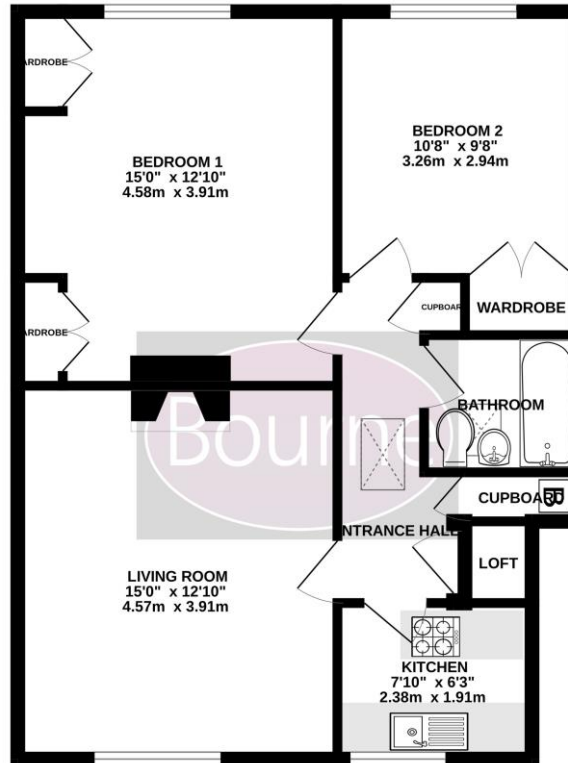
Leasehold approximately 954 years remaining  
Service charges approximately £720 per annum  
Council tax band C

- Two bedrooms
- First floor
- Entrance hall with storage
- Living/dining room
- Kitchen
- Modern bathroom
- Partly double glazed
- Gas central heating
- Resident parking
- Character features



# Floorplan

GROUND FLOOR  
645 sq.ft. (59.9 sq.m.) approx.



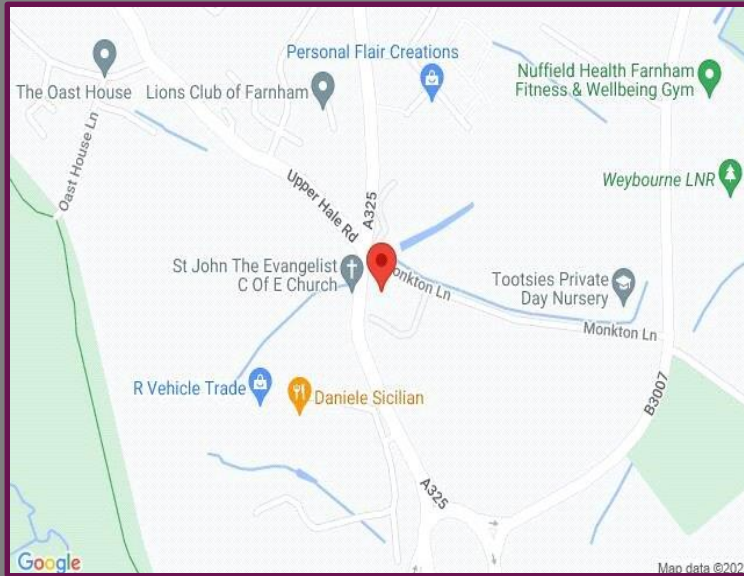
FOR ILLUSTRATIVE PURPOSES ONLY

TOTAL FLOOR AREA : 645 sq.ft. (59.9 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.  
Made with Metropix 62023

# Location

Hale Farm is tucked away at the end of Monkton Lane, within easy reach of road links & local amenities. Farnham station is just over a mile away.



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>		77
(55-68) <b>D</b>	57	
(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**