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# Tilford Road, Farnham, Surrey

A magnificent, halls adjoining, five bedroom semi-detached period home with substantial & versatile accommodation arranged over four floors, in a prime South Farnham location, close to Farnham station.

Upon entering the ground floor, one is greeted by a delightful entrance hall adorned with original features and stripped flooring. The 16' bay-fronted living room impresses with a ceiling rose, cornice, and a beautiful period marble fireplace. The separate 13' dining room, repurposed by the current owners as a family room, showcases an ornamental cast iron fireplace and provides access to the rear garden. The 22' kitchen/breakfast room has been refitted to include a shaker style kitchen, slate and stripped flooring, a fitted microwave and dishwasher, space for a double range oven and American fridge freezer, a lobby with access to the rear garden, and a cloakroom fitted with a white suite complete the ground floor. The hallway provides access to a useful cellar with a 6' ceiling height, offering potential for conversion into additional accommodation. The cellar also has power and light.

Ascending to the first floor reveals a 16' bay-fronted master bedroom, featuring wall-to-wall built-in wardrobes and a white en-suite shower room. Two additional double bedrooms on this floor and a spacious family bathroom.

The second floor introduces a split-level landing with a large loft space at the mezzanine level, potentially convertible into additional accommodation (subject to planning permission). An 18' fourth bedroom at the front of the property and a double fifth bedroom with fantastic views of Farnham Castle complete the second floor.

Externally, the property provides driveway parking for three cars at the front, leading to an attached single garage which has power and light and access to the rear garden. The enclosed rear garden offers a high degree of seclusion, featuring a level lawn area extending to the side of the property, as well as a patio and a log store.

Freehold  
Council tax band F

- Five Bedroom Home
- Attached Townhouse
- Kitchen/Breakfast Room
- Dining/Family Room
- En Suite Shower Room
- Modern Bathroom
- Cellar
- Driveway Parking
- Garage
- Prime Location

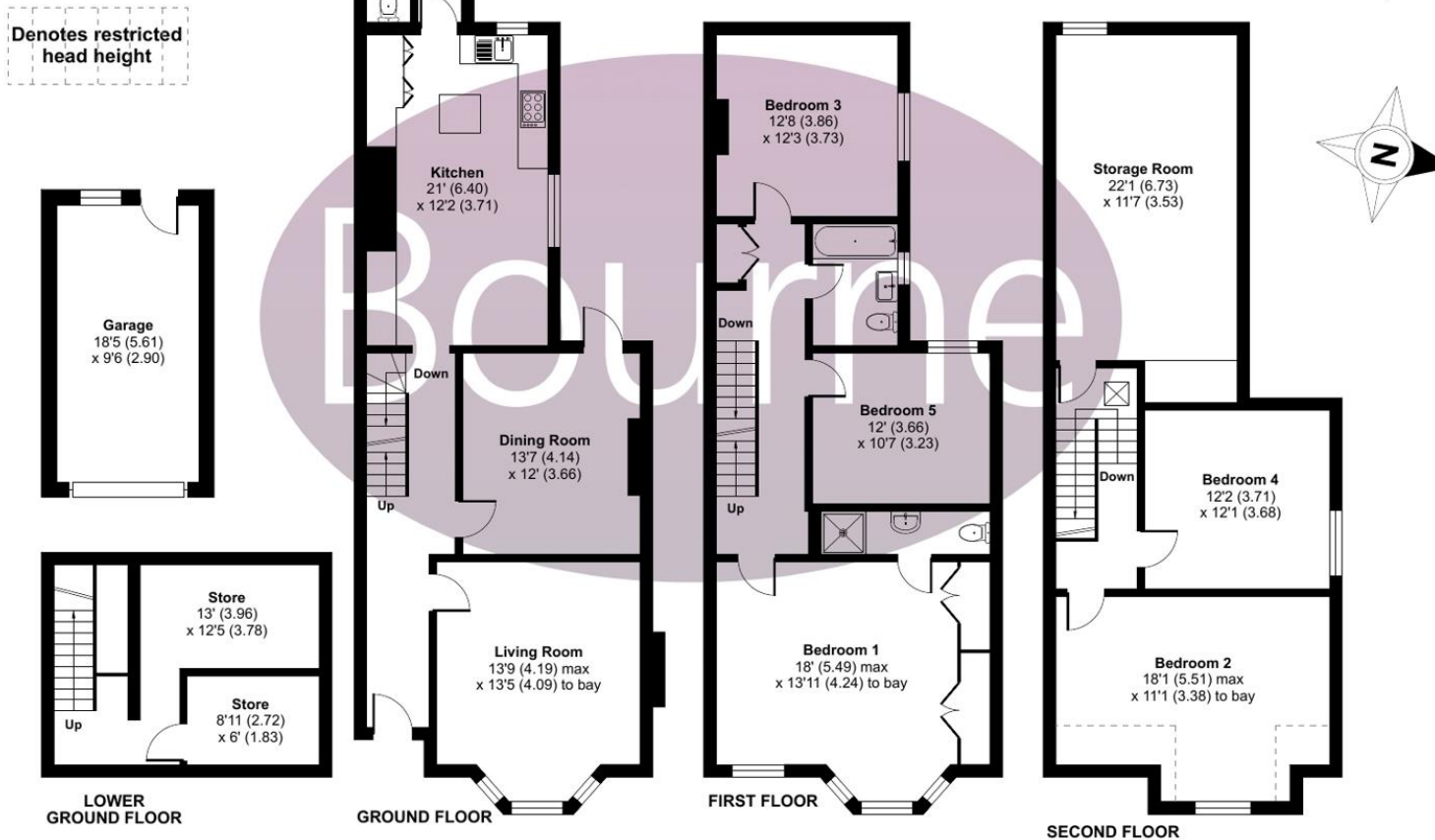


# Floorplan

## Tilford Road, Farnham, GU9

Approximate Area = 2293 sq ft / 213 sq m  
Limited Use Area(s) = 331 sq ft / 30.7 sq m  
Garage = 175 sq ft / 16.2 sq m  
Total = 2799 sq ft / 260 sq m

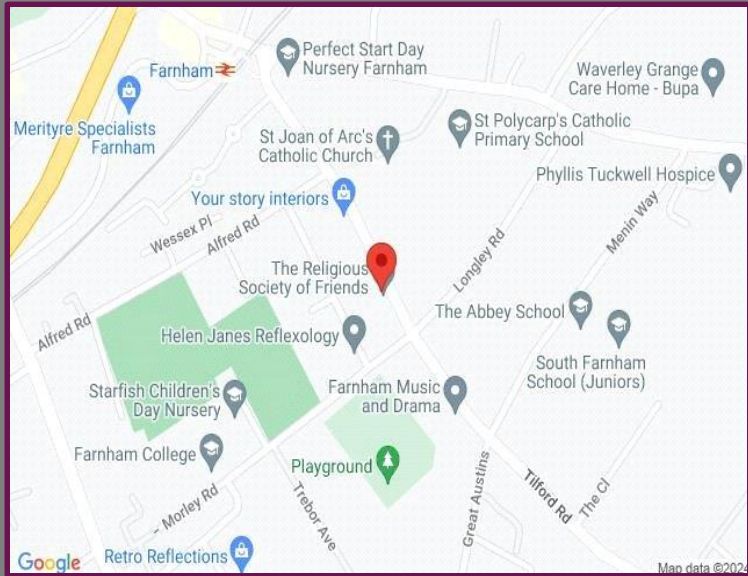
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Bourne Estate Agents. REF: 1077764

# Location

The property is ideally located, close to Farnham mainline station and town. There is also an excellent choice of state schools close by, including the very sought after South Farnham School and St Polycarp's Catholic School. The outstanding rated Weydon School, which is 1.7 miles from the property, and independent schools, including Edgeborough, Frensham Heights, St Nicholas', More House School and Lord Wandsworth College are all within easy reach.



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>		
(39-54) <b>E</b>	52	
(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**