



ESTATE AGENTS



Vicarage Hill, Farnham, Surrey

Price Guide £1,175,000



# Vicarage Hill, Farnham, Surrey

A truly unique and spacious, detached family home, located in a quiet tucked away position on one of South Farnham's most prestigious roads and offered with no onward chain.

To the ground floor the main reception rooms enjoy a southerly facing aspect. The inviting entrance hall leads through to the triple aspect living room which has a feature fireplace and large sliding doors to the rear, there is also a downstairs WC and a study/family room. Also located off the hallway is a spacious dining room overlooking the rear garden. The light and airy kitchen/breakfast room is located to the rear of the property and has been maintained to an ideal standard, with sliding doors to a paved area of the garden. There is a generous sized utility room also having access to the front and rear garden.

To the first floor, the galleried landing leads to the four double bedrooms. The main bedroom has built-in storage, an en-suite and a balcony overlooking the garden and views beyond. The three further bedrooms also have a host of built-in storage, while maintaining a large amount of natural light. An original three piece family bathroom comprises WC, hand wash basin and bath with shower overhead.

Outside the private rear garden is South facing and there is a paved terrace adjoining the property, leading to a level lawn area, enclosed by mature shrubs and trees. This then leads down to an extensive wooded copse area with different levels and mature shrubs and trees. There is a summer house nestled half way down the rear garden.

Outside to the front there is a sweeping driveway, providing parking for several vehicles, leading to the double integral garage with power and light and a remotely controlled electric up and over door. There is a further detached garage/workshop also with power and light, with side access to a further garden area, which is mainly laid to lawn and could make for a vegetable garden or children's play area. There are three secured side gates leading around the property.

Freehold  
Council tax band G

- Four double bedrooms
- Spacious entrance hall
- Three reception rooms
- Kitchen/breakfast room
- Dining room
- Utility room
- Cloakroom
- Double integral garage & a separate workshop
- Family bathroom
- Ensuite
- Double glazing
- Gas central heating



# Floorplan

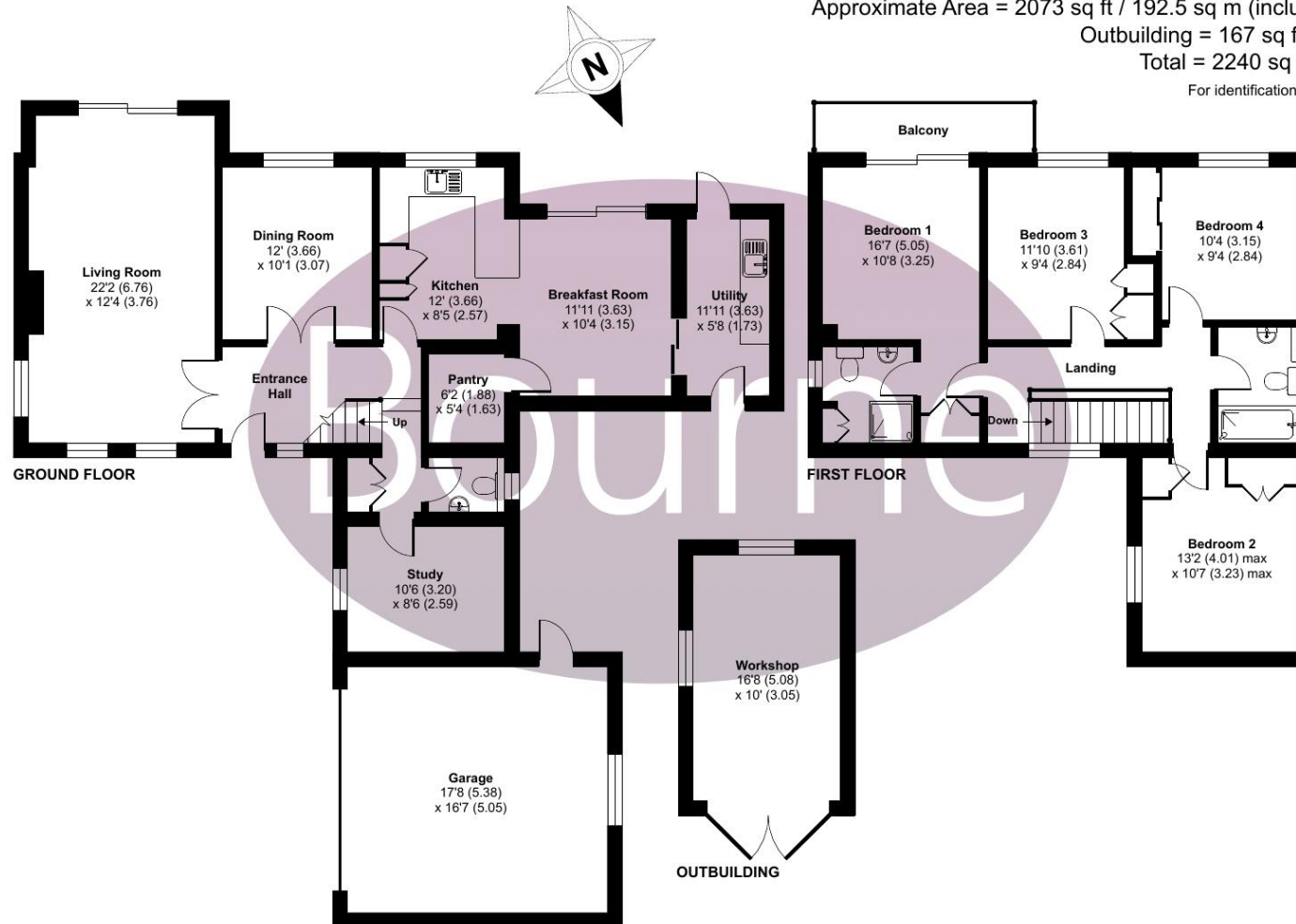
## Vicarage Hill, Farnham, GU9

Approximate Area = 2073 sq ft / 192.5 sq m (includes garage)

Outbuilding = 167 sq ft / 15.5 sq m

Total = 2240 sq ft / 208 sq m

For identification only - Not to scale

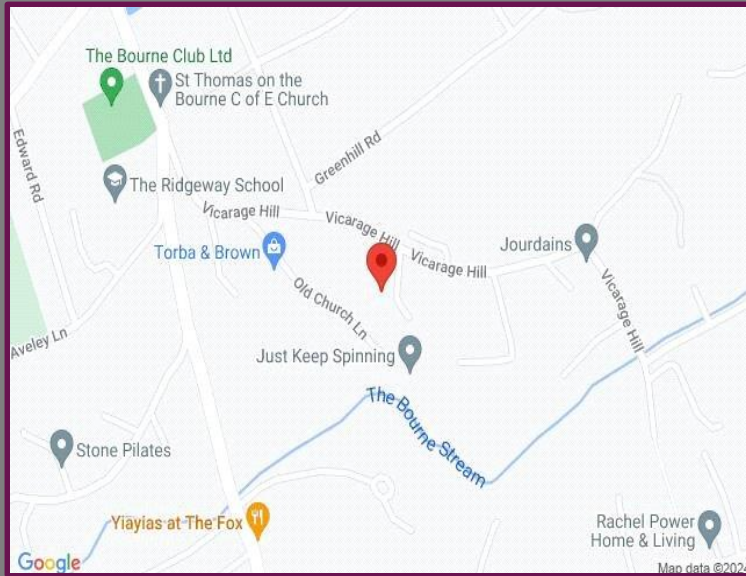


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Bourne Estate Agents. REF: 1079525



# Location

The property is situated in a prime South Farnham location within easy reach of local shops, amenities and some of the area's most reputable schools. Farnham mainline station is approximately 0.7 miles.



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>		<b>78</b>
(55-68) <b>D</b>	<b>61</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...

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