



Bourne

ESTATE AGENTS

Tilford Road, Farnham, Surrey

Price Guide £1,350,000

Tilford Road, Farnham, Surrey

An impressive four bedroom, extended detached family home, in a sought after South Farnham setting.

To the ground floor, the inviting entrance hall leads through to the cloakroom, living room, sitting room and inner hall, which in turn leads through to the fully fitted utility room, boot room and kitchen. One of the outstanding features to this fabulous home is the stunning open plan, dual aspect, 24'3 kitchen/dining room. This light and airy room has two large sky lights that afford a great deal of natural light into this space. The kitchen has a comprehensive range of cupboard and drawer units, with granite work tops and splash backs and a solid wood breakfast bar. There is space for a range cooker and there is an integrated wine cooler. The kitchen leads through to the spacious living room which has a feature fireplace and also leads through to the study with views on the rear garden.

To the first floor, there are four double bedrooms and a spacious family bathroom. The stunning main bedroom has a striking feature vaulted ceiling with Velux windows, built in wardrobes and lovely views onto the rear garden. There is also a refitted spacious ensuite shower room.

Outside the private rear garden is mainly laid to lawn and enclosed by panel fencing and mature hedging. There is a wide range of mature shrubs and bushes in well stocked borders. There is a circular terrace at the rear of the garden that enjoys the late afternoon sun, leading to a summer house and garden storage shed behind.

Outside to the front there is a gravel driveway for several vehicles, leading to the garage and side gate access.

Freehold
Council tax band F

- Entrance hall
- Cloakroom
- Three reception rooms
- Open plan kitchen/dining room
- Utility room/boot room
- Family bathroom
- Ensuite shower room
- Private garden
- Parking for several vehicles
- Garage
- Double glazing
- Gas central heating
- Close to good schools and mainline station



Floorplan

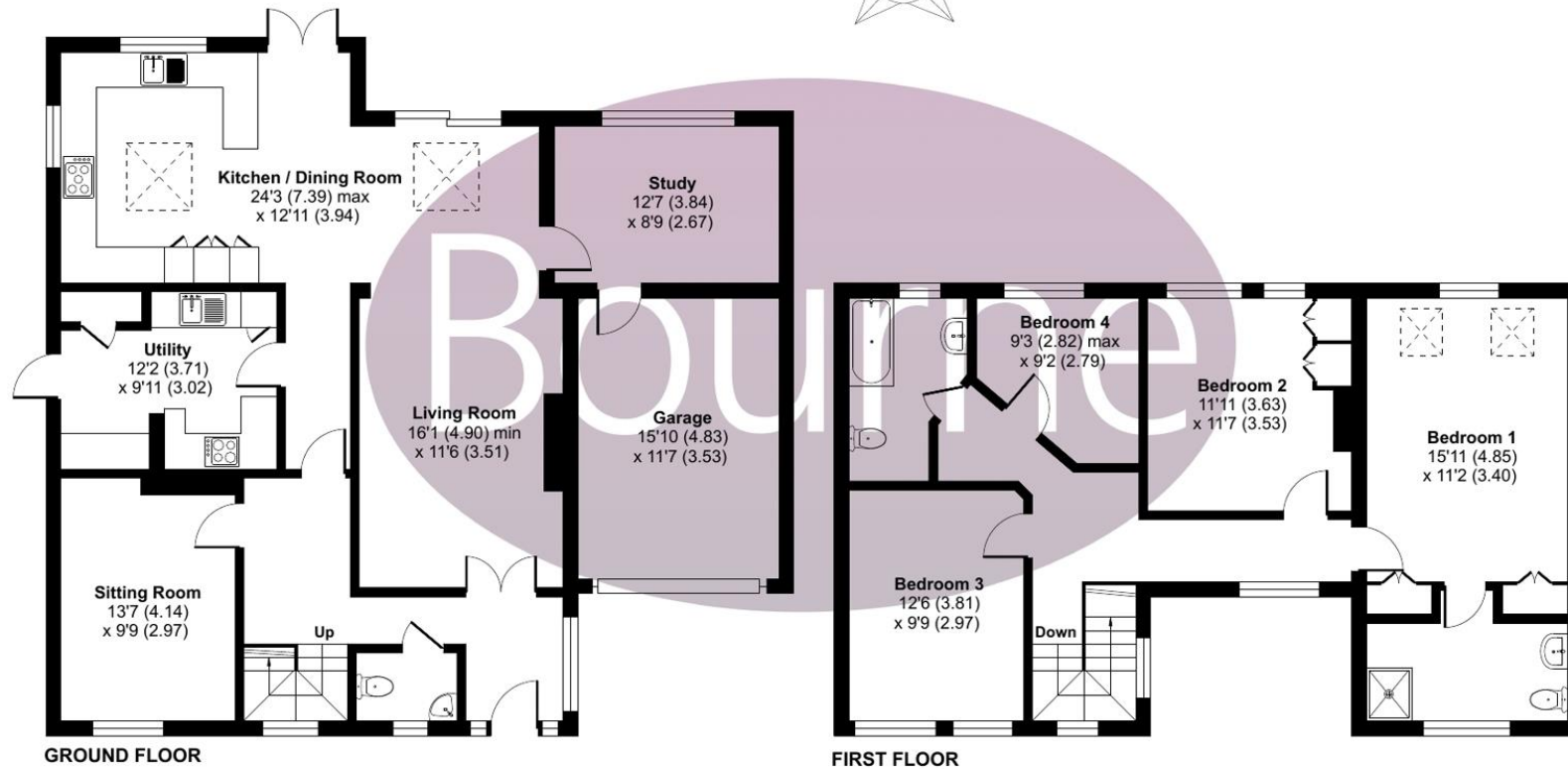
Tilford Road, Farnham, GU9

Approximate Area = 1988 sq ft / 184.6 sq m

Garage = 179 sq ft / 16.6 sq m

Total = 2167 sq ft / 201.2 sq m

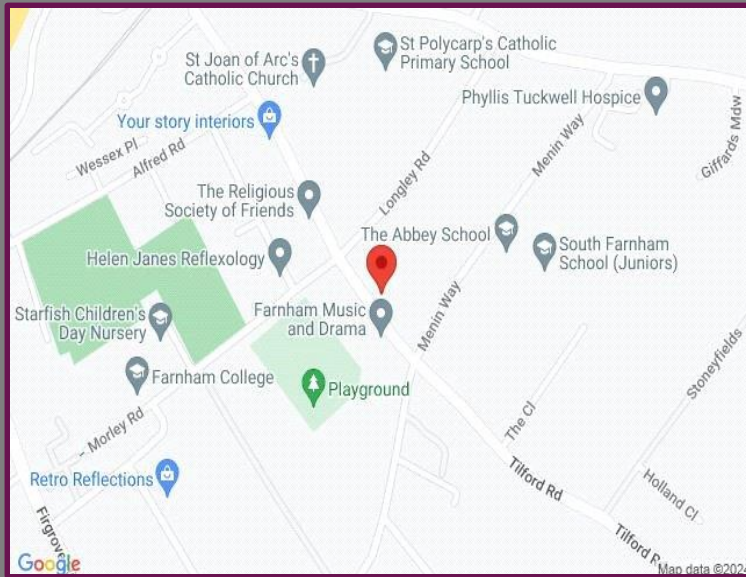
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Bourne Estate Agents. REF: 1070897

Location

The property is ideally located, close to Farnham main line 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, both about 500 yards away from the property. 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+) A		
(81-91) B		
(69-80) C		
(55-68) D	71	80
(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...

FARNHAM: 29 Downing Street, Farnham, Surrey, GU9 7PD

Tel: 01252 723383 | Email: sales@bourneestateagents.com

Web: www.Bourneestateagents.com