



ESTATE AGENTS



West Ridge, Hogs Back, Seale, Farnham

Price Guide £1,150,000

West Ridge, Hogs Back, Seale, Farnham

Located in this sought after location, with easy access to the A3, on a private tucked away gravel road, a stunning detached family home with versatile family living.

On the ground floor there is a welcoming entrance hall with doors to all rooms. At the front of the property are two generous double bedrooms both boasting en-suite shower rooms and large bay windows. Further down the hall way is a useful storage cupboard and WC, a dining room/study which could also be used as a play room or family room and at the rear is the real hub of the home, with a bespoke shaker style kitchen, island area for dining and another area for living, as well as bi-folding doors across the back onto the garden and rural views beyond.

To the first floor there are two well proportioned bedrooms which offer characterful sloping ceilings. The master bedroom features access onto the balcony, stylish en-suite, with wet room shower and separate dressing room, whilst a family bathroom has a stylish bath placed for perfect views. The remaining bedroom offers built in wardrobes and eaves storage.

Outside to the front, the property is approached by secure gates leading to a sizeable driveway for several vehicles served by a shingle drive, there is vehicular access to the rear also if needed, as well as a nice lawn area all enclosed by panel fencing. To the rear is a large fully enclosed garden with the majority laid to lawn and a wildlife garden beyond. There is a large decking area perfect for relaxing with breath-taking rural views in the distance, as a well as a covered area ideal for entertaining.

Freehold
Council tax band E

- Four bedrooms
- Entrance hall
- Open plan living
- Modern fitted kitchen
- Under floor heating
- Family Bathroom
- Three Ensuites
- Large private garden
- Gated driveway with parking for several vehicles
- Double glazing



Floorplan

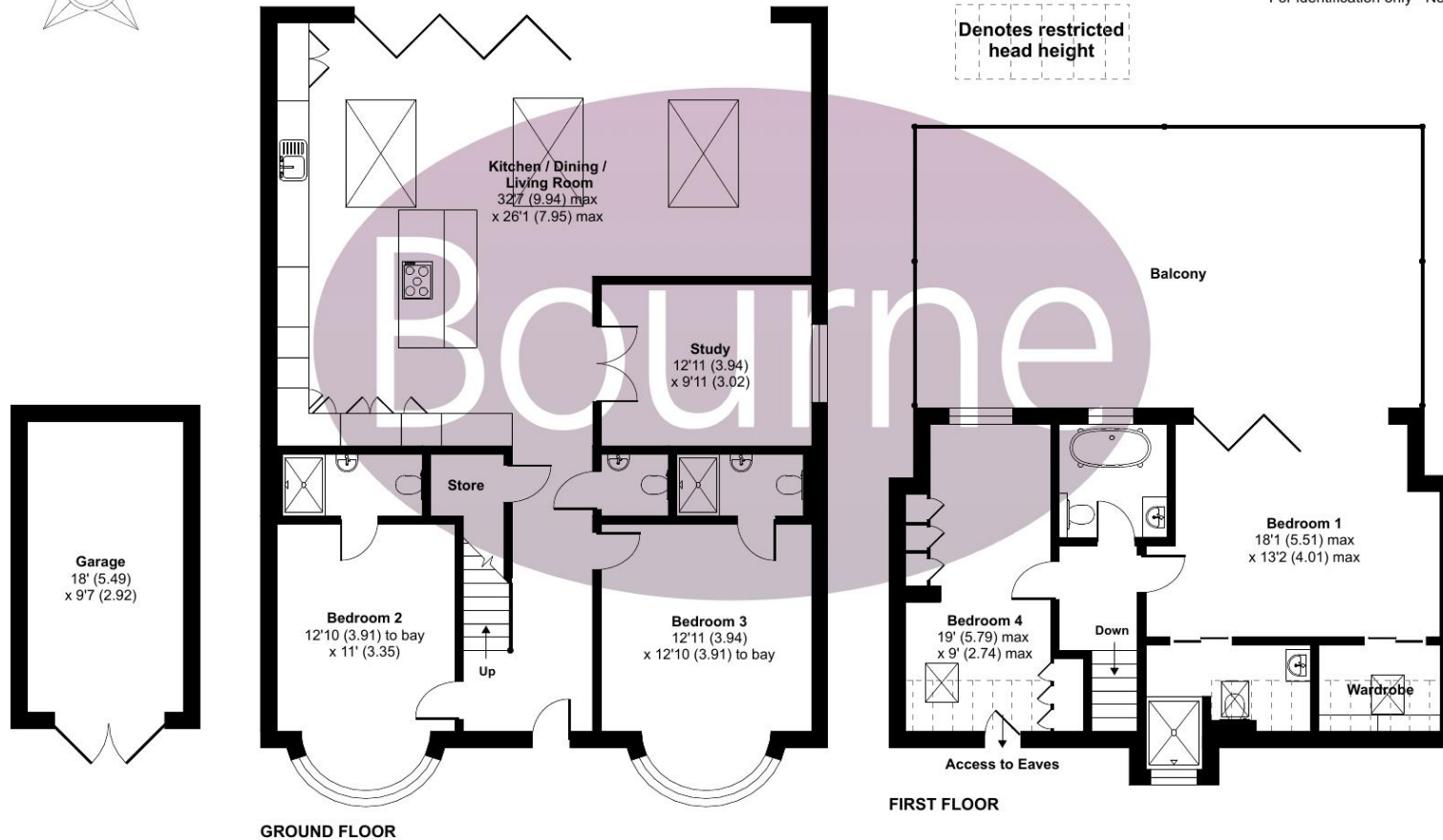
Highfield West Ridge, Hogs Back, Seale, GU10

Approximate Area = 2213 sq ft / 205.5 sq m (includes garage)

Limited Use Area(s) = 72 sq ft 6.6 sq m

Total = 2285 sq ft / 212.2 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). © nitchecom 2024. Produced for Bourne Estate Agents. REF: 1076214

Location

Highfield is situated in a convenient and accessible location, not far from the village centre of Seale. The surrounding countryside offers extensive beautiful areas providing many miles of walking, riding and cycling. The village itself has a 12th Century Church.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	82
(55-68) D		
(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...

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