



Armsworth Way, Farnham, Surrey

Constructed in 2022 by CALA Homes, this splendid four-bedroom detached home showcases meticulous design and modern elegance. The ground floor unfolds into a seamless blend of functional spaces, including an expansive open-plan kitchen, dining, and family room. The kitchen is thoughtfully connected to a convenient utility room. A front-facing sitting room bathes in natural light, creating an inviting ambiance and has the benefit of a wood burning stove. Additionally, there's a well-appointed study for those seeking a dedicated workspace, and a downstairs WC for added convenience.

Ascending the staircase reveals the first floor, where four bedrooms await. The main bedroom is enhanced by an en suite shower room. The remaining bedrooms share access to a stylish family bathroom.

Stepping outside, a patio area immediately off the property, provides an ideal space for outdoor relaxation and entertainment. Beyond, the garden is laid to lawn. To the right of the property, a garage with driveway parking adds a practical touch, completing the seamless blend of functionality and aesthetics in this thoughtfully designed modern home.

Freehold
Council tax band F

- Four Bedroom Detached
- Front Aspect Sitting Room
- Study
- Kitchen/Dining/Family Room
- Utility Room
- En Suite
- Family Bathroom
- Garage And Driveway
- Elevated Views
- Built By CALA Homes



Floorplan

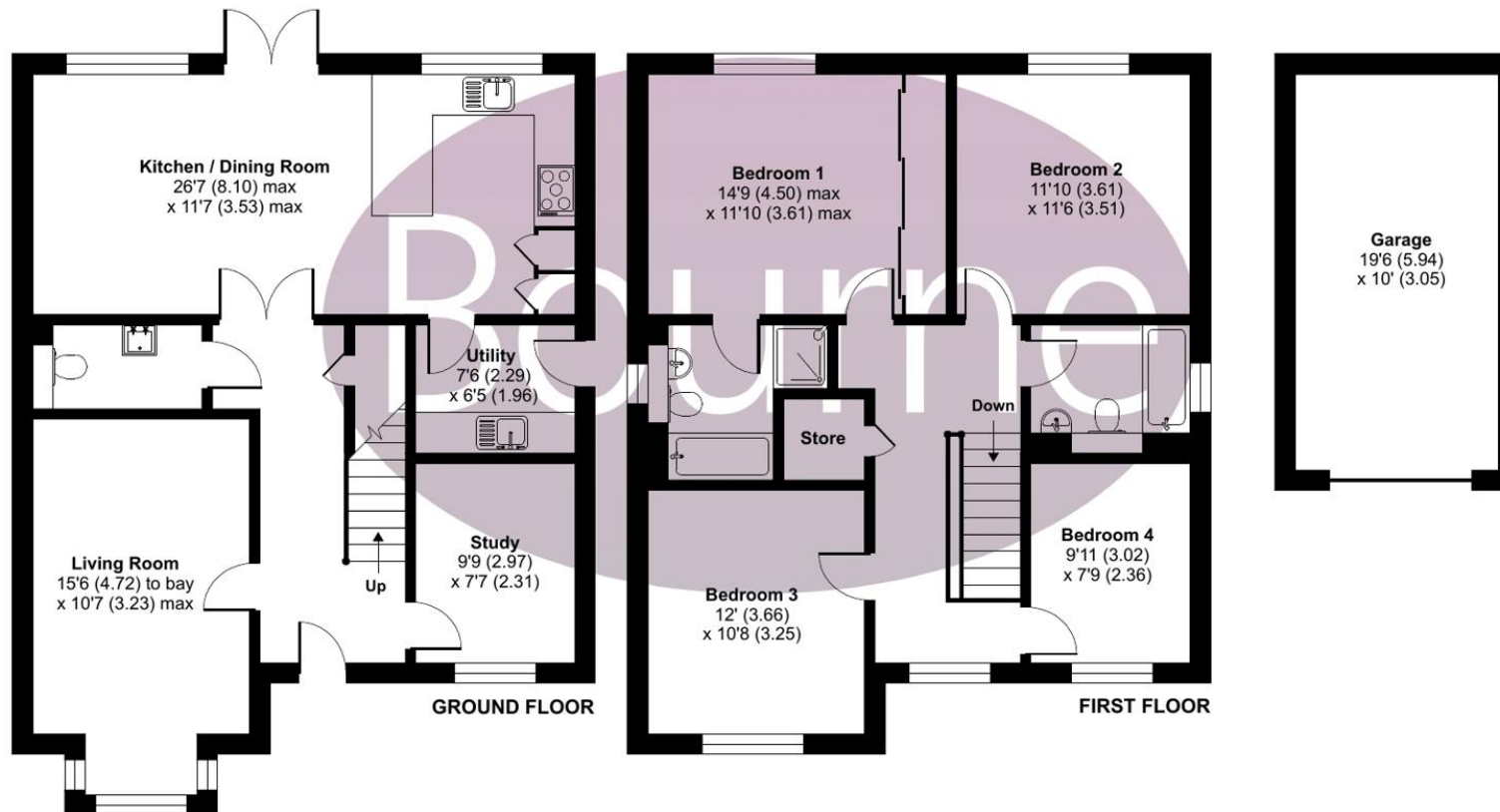
Armsworth Way, Farnham, GU9

Approximate Area = 1632 sq ft / 151.6 sq m

Garage = 195 sq ft / 18.1 sq m

Total = 1827 sq ft / 169.7 sq m

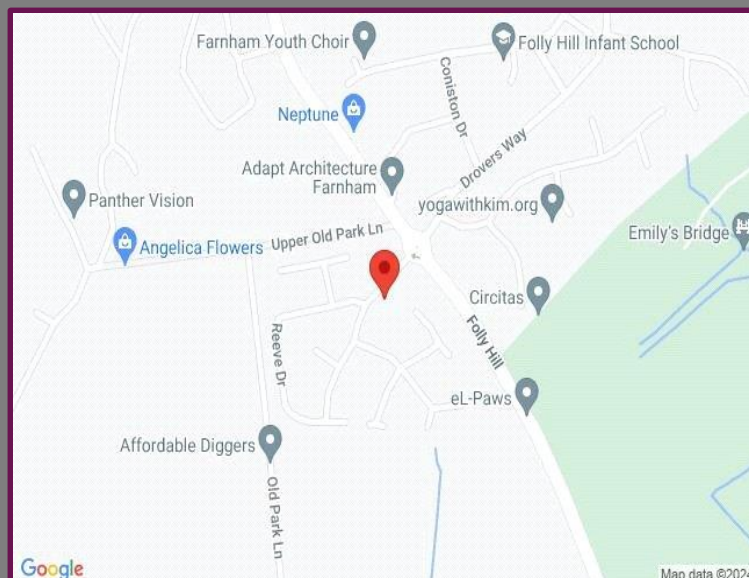
For identification only - Not to scale



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: 1088019

Location

Located on Armsworth Way, off Folly Hill in Farnham. The property offers convenient access to Farnham town centre with a variety of shops and eateries. Beyond the town is the A31 and in the opposite direction, the A287 is conveniently accessible, serving the M3. Mainline train services to London Waterloo are just beyond the town centre.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	86	
(69-80) C		
(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.