



ESTATE AGENTS



Spoil Lane, Tongham, Farnham, Surrey

Price Guide £1,195,000

Spoil Lane, Tongham, Farnham, Surrey

Located in a quiet country lane not far from the Village centre, a substantial residence which offers sizeable accommodation, set across three floors.

To the ground floor, the entrance hallway leads to all of the ground floor rooms, with polished tiled flooring and a solid oak staircase rising to the first and second floors. A triple aspect, substantial family/kitchen/breakfast room offers a sociable, light and airy space in excess of 31ft, finished with continuation flooring and French doors leading to the garden patio. The spacious living room has a large rear aspect bay window and a feature Marble Hill fireplace. There is a further study, whilst a fitted utility room has a side door and access to the garage, there is also a downstairs cloakroom.

To the first floor there are four double bedrooms, with the main bedroom offering a large bay window overlooking the garden and a separate dressing area leading to the en suite. The second bedroom also has an en suite, whilst a family bathroom serves the remaining bedrooms.

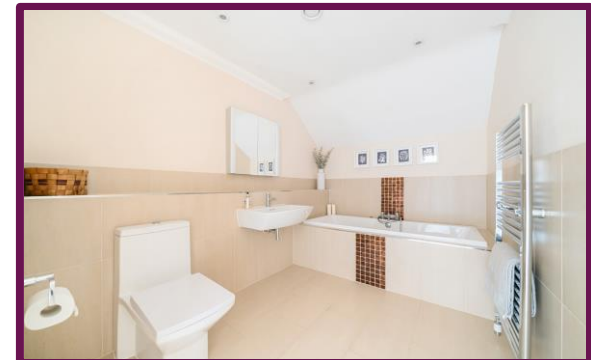
On the top floor, a loft conversion offers flexibility as a games/cinema room or a generous attic bedroom, in excess of 18ft, along with a versatile single bedroom/snug.

The ground and first floors benefit from underfloor heating, with a gas fired boiler and a pressurized water system, including a second pump providing hot water at a faster rate. The property further offers category six wiring for broadband and BT points in the reception rooms and several of the bedrooms, including the main bedroom. An intruder alarm system has been fitted to include a fire alarm system, with the home further benefitting from a full house heat recovery system.

Outside the property offers a good sized, paved driveway with parking for numerous vehicles to the front, leading to a garage with an electric door. The rear garden is a generous space, approximately 120ft and has a paved patio area leading to an extensive lawn, bordered by mature shrubs and trees. At the rear of the garden is a spacious home office/Gym with power, light and internet connectivity.

Freehold
Council tax band G

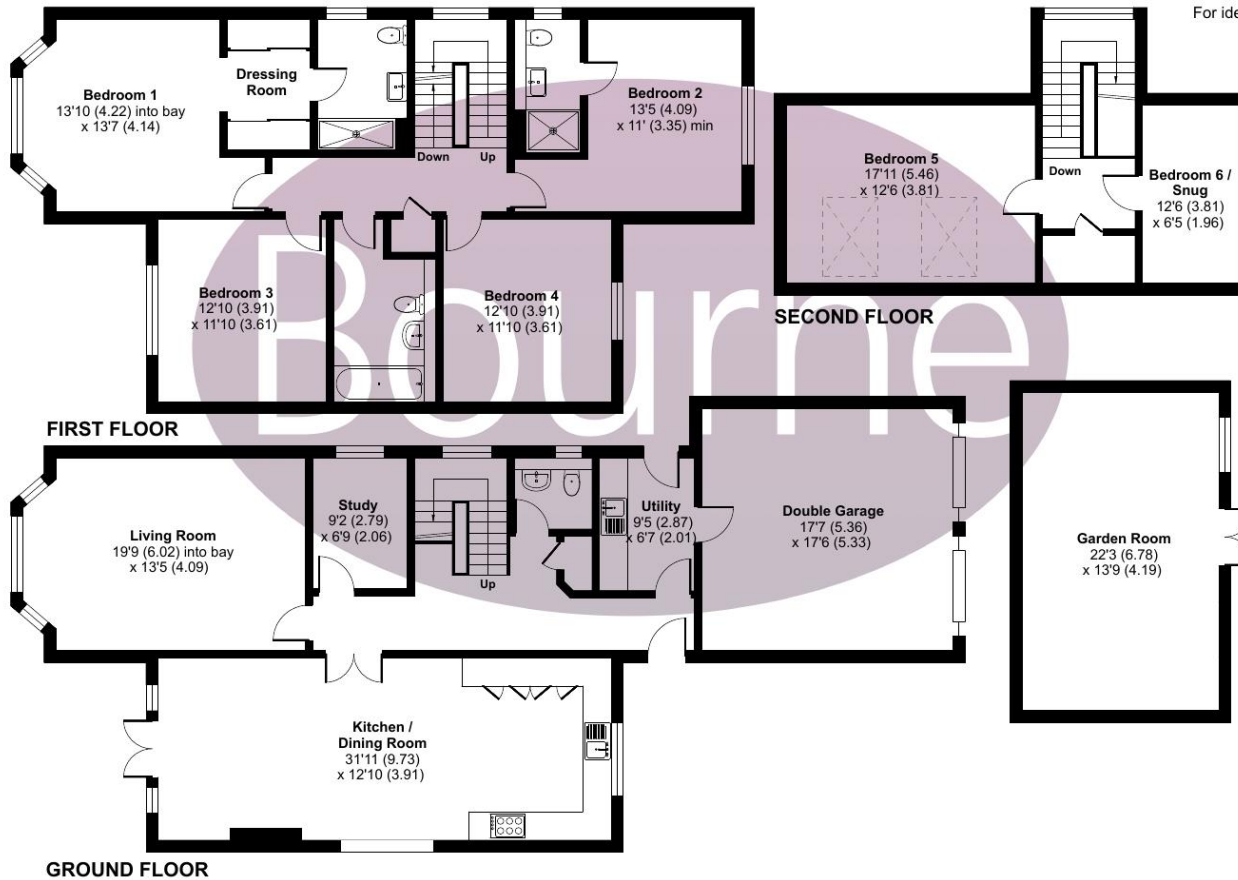
- Six bedrooms
- Entrance hall
- Cloakroom
- Three receptions rooms
- Utility room
- Kitchen/breakfast room
- Two ensuites
- Family bathroom
- Double glazing
- Gas central heating
- Home office
- Large rear garden
- Parking for several vehicles



Willowdene Spoil Lane, Tongham, Farnham, GU10

Approximate Area = 2581 sq ft / 239.7 sq m
Garage = 300 sq ft / 27.8 sq m
Outbuilding = 309 sq ft / 28.7 sq m
Total = 3190 sq ft / 296.2 sq m

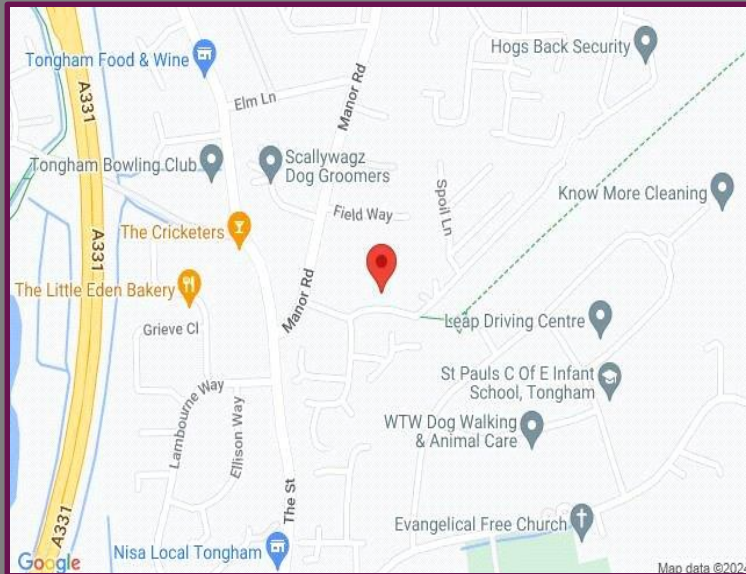
For identification only - Not to scale



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: 1103751

Location

The property is situated in the highly requested village of Tongham. There are good bus routes within the immediate area and it is within walking distance to all of the village's local amenities. The Street has access to good road links and is within easy reach of the Hogs Back.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	74
(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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