



Firgrove Hill, Farnham, Surrey

A substantial and extended five bedroom detached family home offering in excess of 2200sqft of accommodation on a large level plot in a highly regarded South Farnham location approximately half a mile from the mainline station.

The property originally dates back to the 1930s having been extended and remodelled by the current owners to provide a superb and flexible family home. To the ground floor there is a 19' entrance hall with engineered timber flooring and a wide staircase to the first floor. The 24' triple aspect tiled living room has underfloor heating and French doors onto the rear garden. The impressive 27' open plan kitchen/dining/family room, is fitted with a range of Italian white curved and square units with a curved granite worktop and built-in appliances. There is also a bay window, fireplace with wood burner and French doors onto the rear garden making it an ideal space for entertaining. There is a useful scullery, boot room and utility off the kitchen and the ground floor space is completed with a 12' family room/study and downstairs cloakroom.

To the first floor there is a bright galleried landing offering access to a large loft space that has potential to convert into additional space subject to consent. The 17' Master bedroom is served by a modern en-suite with a curved walk-in shower, plunge bath, WC and two washbasins. There are four further bedrooms, two of which have fitted wardrobes and access onto a balcony. There is a modern en-suite shower room to the guest bedroom and a further family bathroom.

Outside the gated entrance opens to a gravelled drive providing ample parking to the front of the house. The south-westerly rear garden is a real focal point of the property. There is a large level lawn beyond the terrace bordered with shrubs and trees and a pergola with mature jasmine and honeysuckle plants. There is also a large garden shed and a timber detached studio which is insulated and has double glazing.

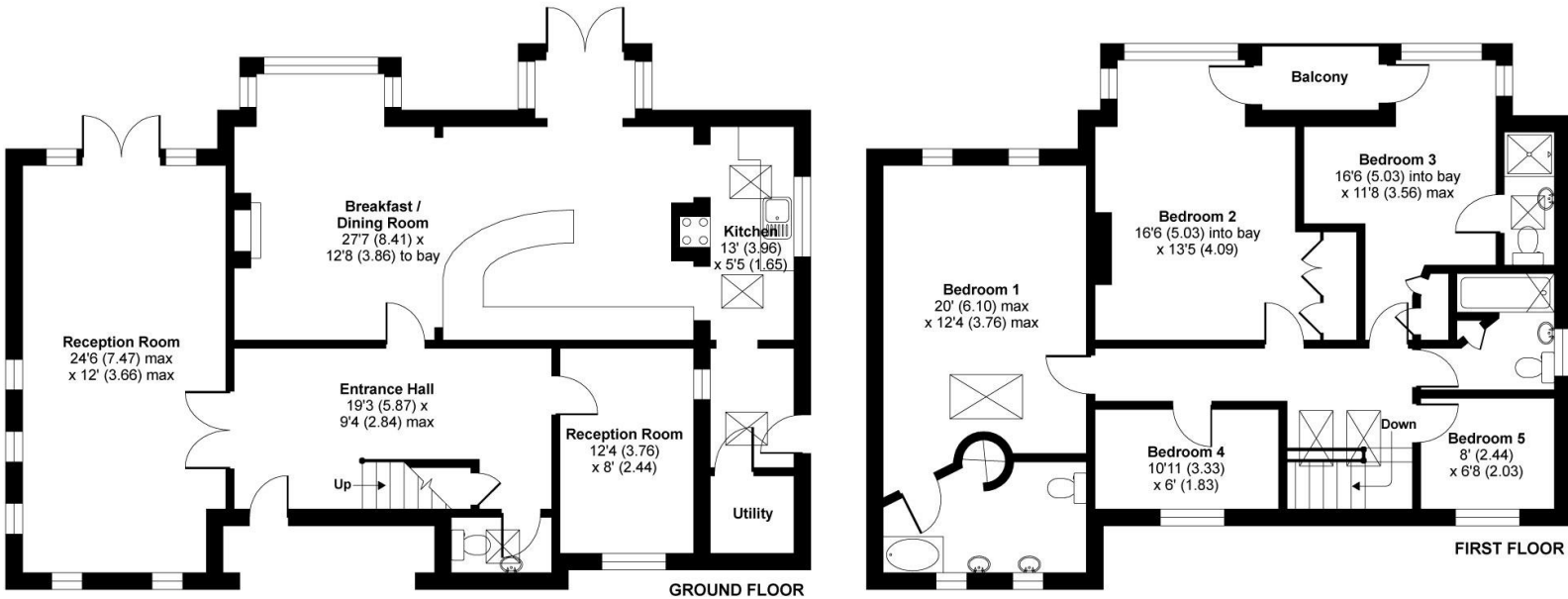
- Five Bedrooms
- Ensuite to Master Bedroom
- Ensuite to Bedroom Three
- Family Bathroom
- 24' Living Room
- 12' Family Room
- 27' Kitchen/Dining room
- Utility Room/Scullery/Boot Room
- Cloakroom
- Gated Driveway



Floor Plan

Firgrove Hill, Farnham, GU9

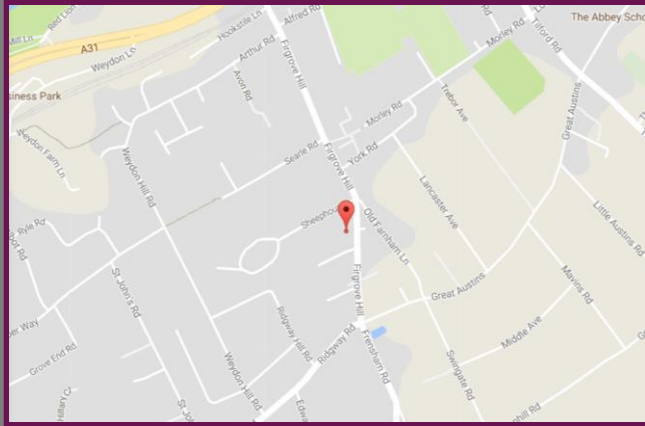
APPROX. GROSS INTERNAL FLOOR AREA 2178 SQ FT 202.3 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Location

The property is situated to the highly regarded South side of Farnham, close to some of the area's most reputable schools. Farnham town is close by and the mainline station is approximately half a mile.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100)	A		(92-100)	A	
(81-91)	B		(81-91)	B	
(69-80)	C		(69-80)	C	
(55-68)	D	65	(55-68)	D	
(39-54)	E		(39-54)	E	
(21-38)	F		(21-38)	F	
(1-20)	G		(1-20)	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			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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