



3 Burnt Hill Road
Farnham, Surrey

A pretty four-bedroom detached property with ample parking and a beautifully landscaped garden

A beautifully presented detached family home, in a desirable position on the south side of Farnham within easy reach of desirable schools, the town centre and transport connections. The property offers light, comfortable living spaces and an attractive landscaped garden.



1 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE & STORAGE



GARDEN



FREEHOLD



SOUTH FARNHAM



1283 TO 1553 SQ FT



GUIDE PRICE £950,000



The property

3 Burnt Hill Road is a stylishly appointed detached home offering attractive accommodation. Located in a convenient and sought-after setting, the property lies within close proximity of the beautiful surrounding countryside while also being in touch with all the necessary everyday amenities that Farnham has to offer. The welcoming entrance hall leads to the main reception room at the rear of the ground floor. This 21ft, L-shaped sitting room has wooden flooring, a modern fireplace, built-in shelving and windows overlooking the rear garden, as well as a door providing access to the patio for al fresco dining. Also on the ground floor there is an open-plan, kitchen and breakfast room, which provides additional everyday living space, including a dining or breakfast area with a bay window to the front. The kitchen itself has modern shaker-style units to base and wall level, a breakfast bar and integrated appliances by Bosch, including a double oven, a microwave and a five-ring gas hob with an extractor hood. On the first floor there are four well-presented double bedrooms, including the generous principal bedroom at the front,

with its extensive built-in storage. The family bathroom has underfloor heating, with an over-bath shower and floor-to-ceiling tiling, while the ground floor has an additional shower room.

Outside

At the front a five-bar wooden gate opens onto the gravel driveway, where there is parking for several vehicles, as well as access to the integrated garage and shelter, for covered parking or storage. The front garden has raised border beds with lighting, with various grasses and shrubs, and at the rear, the beautifully landscaped garden is terraced with railway sleeper retaining walls, and include a patio area for al fresco dining, with a covered dining space and colourful border beds. The lawn beyond is bordered by raised, terraced beds with various shrubs and hedgerows, and there is a children's play area and further on an area with a Wendy house with lighting.



Location

Set in a highly sought-after position on the south side of the pretty market town of Farnham, this property is perfectly situated in an attractive residential area near popular Weydon Academy, whilst being convenient for the station and town. Farnham benefits from an extensive range of boutique and high street shopping including Sainsbury's and Waitrose and a growing selection of coffee shops, cafes and restaurants. There are excellent recreational facilities in the area with a leisure centre, The Maltings Art Centre, Reel Cinema, several private gym/yoga studios including a David Lloyd Club, historic Farnham Park, Alice Holt Forest, and Frensham Ponds all close by.

Communications are first class making this an attractive location for commuters with the mainline station two miles away. The A31/A3 and A331/M3 provide links to London and the south coast. Gatwick, Heathrow and Southampton airports are all reached in under an hour.

Distances

- Farnham 1.6 miles
- Guildford 12 miles
- London 42 miles

Nearby Stations

- Farnham station

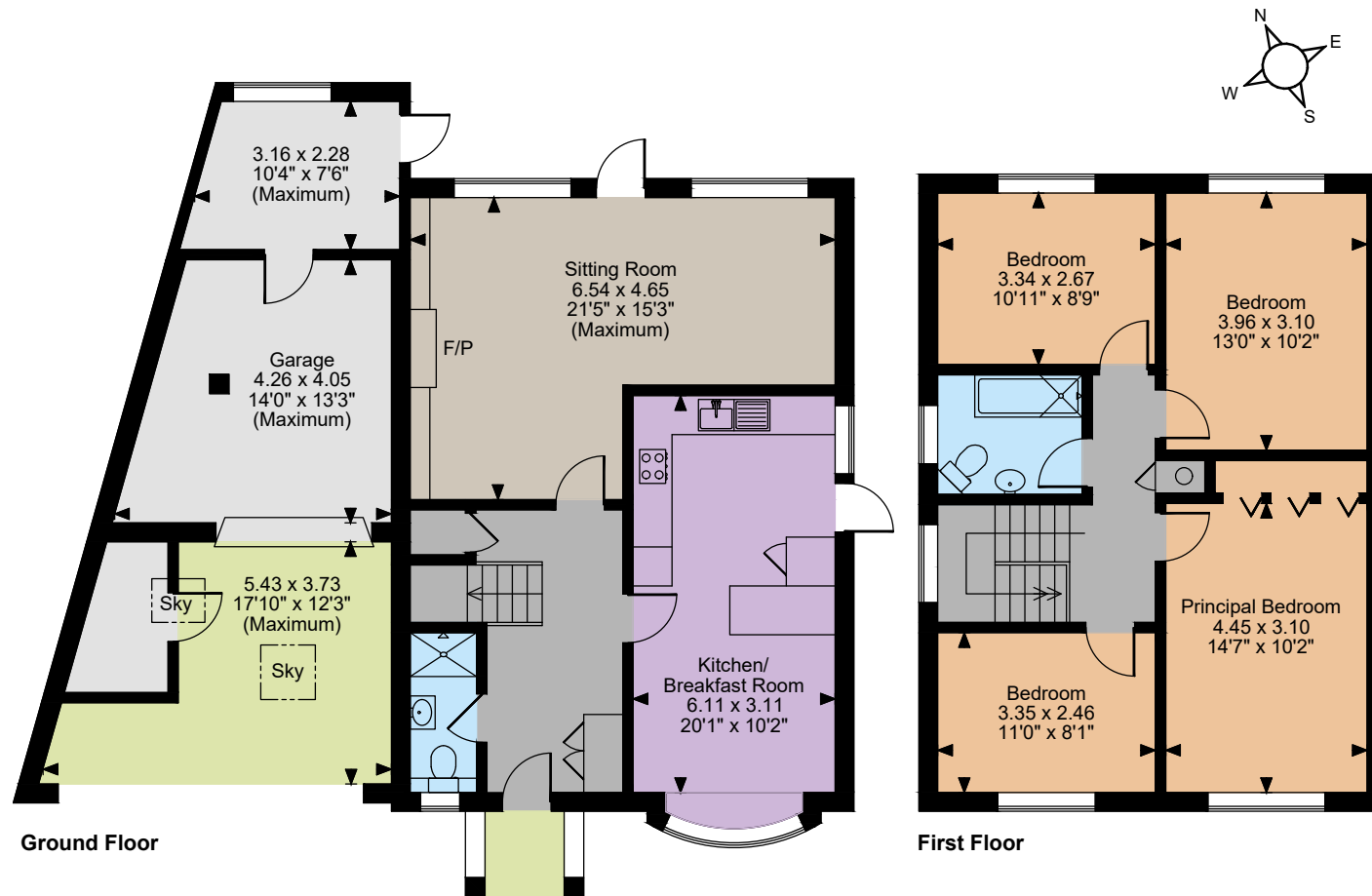
Key Locations

- Alice Holt Forest
- Frensham Little Pond
- Frensham Great Pond

Nearby Schools

- St Peters Primary School
- South Farnham Infants
- South Farnham Juniors
- Weydon Academy
- St Polycarps





The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 1,283 sq ft (119 sq m)
Garage internal area 163 sq ft (15 sq m)
Outbuildings internal area 107 sq ft (10 sq m)
Open area external area = 158 sq ft (15 sq m)
Total internal area 1,553 sq ft (144 sq m)
For identification purposes only.

Directions

Postcode - GU10 4RU

what3words: ///firming.also.collide

General

Local Authority: Waverley Borough Council
Services: All main services

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: C

Fixtures and Fittings: By separate negotiation

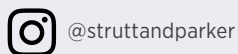
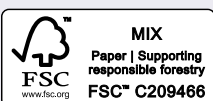
Farnham

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