



15 Larkfield Road
Farnham, Surrey

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15 Larkfield Road Farnham, Surrey, GU9 7DB

A stylishly appointed 6 bedroom family home with glorious rural views yet only 0.5 miles from the town centre

Farnham 0.5 mile, mainline station 1.5 miles (London Waterloo from 53 minutes), Guildford 13.0 miles, London 40 miles

Reception hall | Sitting room | Family room
TV room | Study | Dining area | Kitchen | Utility
Laundry | Principal bedroom with dressing room
& en suite shower room | 5 Further bedrooms,
2 en suite | Family bathroom | Garage | Garden
stores | Workshop | Greenhouse | Garden
Approaching 1 acre | EPC rating D

The property

15 Larkfield Road is an impressive, detached family home offering light, spacious accommodation of over 3500 sq ft arranged over two floors. The property has been recently updated and modernised and displays stylish, elegant décor and fittings throughout.

The ground floor has three flexible reception rooms including the generous sitting room at the rear with its southwest-facing aspect. It features a log burner, full-height windows, sliding glass doors and French doors with views across the garden and towards beautiful woodland and open fields. The open-plan dining area and kitchen has space for a family dining table and French doors opening onto the rear patio. The kitchen itself has shaker-style units in white and a breakfast bar, as well as integrated appliances by Bosch.

There are three double bedrooms on the ground floor, all of which are well-presented. The principal bedroom has French doors opening onto a balcony with beautiful views, alongside a dressing room and an en suite shower room

with a walk-in shower. Another ground floor bedroom has Jack and Jill access to a shower room, while there is also a ground-floor family bathroom. Upstairs there are a further three bedrooms, one of which is en suite, and a stunning 36ft family room with skylights and views across the surrounding countryside.

Outside

At the front of the house, the driveway provides plenty of parking space, with gates at the side of the house leading to the garage. There are several stores and outbuildings including a workshop and a greenhouse. The delightful garden to the rear is southwest-facing and welcomes plenty of sunlight throughout the day. It includes a spacious, split-level patio area for alfresco dining, raised beds for growing your own produce and rolling lawns and meadows with various mature trees and established shrubs. Approaching 1 acre.

Location

The Georgian town of Farnham offers an excellent choice of pubs, bars and restaurants including the well-known chains of Bills, Côte, The Giggling Squid and Zizzi, along with an extensive range of high street shops, independent café bars and restaurants and recreational facilities.

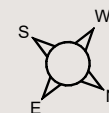
Potters Gate Primary School is less than a mile away and Weydon Academy (Secondary) is about 1.5 miles away. There is also range of sought after private schools in the area including Edgeborough, St Nicholas', and Lord Wandsworth College.

Communications are superb, with the nearby A331/M3 and A31/A3 linking to London and the south coast, while the mainline station in Farnham provides a regular train service to London (London Waterloo from 53 minutes) and is about one and a half miles away. Both Gatwick and Heathrow are around 45 minutes away by car.





Main House internal area 3,565 sq ft (331 sq m)
 Garage internal area 314 sq ft (29 sq m)
 Workshop, Greenhouse & Log Store internal area 375 sq ft (35 sq m)
 Garden Stores internal area 527 sq ft (49 sq m)
 Balcony external area = 184 sq ft (17 sq m)
 Total internal area 4,788 sq ft (445 sq m)
 Quoted area excludes 'External storage area'
 For identification purposes only.



Directions

From Farnham town centre, take West Street and turn right onto Crondall Lane. Turn right onto Larkfield Road, then take the left fork to stay on Larkfield Road. You will find the property on the left towards the end of the cul-de-sac.

General

Local Authority: Waverley Borough Council
Services: Mains electricity, gas and water. This property has a private drainage system – full details to be provided on request
Council Tax: Band G
Fixtures and Fittings: By separate negotiation
Tenure: Freehold
Guide Price: £1,699,950

Farnham

37 Downing Street, Farnham, Surrey GU9 7PH

01252 821102

farnham@struttandparker.com
 struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland, including Prime Central London

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