



1 Monkshanger

Farnham, Surrey

Beautiful family home in South Farnham

A beautifully presented, detached 5-bedroom family home, 3,844 square feet, close to South Farnham schools and in a sought-after Farnham setting



3 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



GARAGE



LARGE FAMILY GARDEN



FREEHOLD



TOWN



3844 SQ FT



**£1,950,000
GUIDE PRICE**



The property

This impressive family home offers more than 3,500 sq. ft of beautifully appointed accommodation in a sought after South Farnham location.

Number 1 Monkshanger is located on a sought-after residential street less than a mile from Farnham town centre. The property has light, airy reception rooms and clean, neutral décor with high-quality fittings throughout.

The ground floor has a welcoming reception hall leading to three comfortable, flexible reception rooms, including a triple aspect sitting room, a drawing room and a formal dining room, all of which are adjoined by squared arch openings.

The spacious open-plan kitchen and dining room features full-height windows and French doors opening onto the garden, as well as tiled flooring and shaker-style fitted units with a central island and a range cooker.

There is one double bedroom on the ground floor with its own snug in which to relax, as well as Jack and Jill access to the ground floor bathroom. Upstairs there are a further four generous double bedrooms, including the principal bedroom with its walk-in wardrobe and large en suite bathroom. The first floor also has a family bathroom with a separate shower unit.

Outside

At the front of the house, the gravel and paved driveway provides plenty of parking space and access to the integrated garage for further parking and home storage.

The property's wrap-around garden includes paved and gravel pathways and terracing, well-maintained lawns, beds with various established shrubs and perennials and borders of established hedgerow and mature trees.



Location

The Georgian town of Farnham offers an excellent choice of pubs, bars and restaurants including Bills, Côte, The Gigging Squid and Zizzi, along with an extensive range of high street and independent shopping. Recreational facilities include a David Lloyd gym, several Yoga and Pilates studios, a number of renowned Golf courses, the Maltings Arts Centre and a newly opened Reels Cinema. There is a broad choice of both state and private schooling with the popular Weydon Academy, South Farnham Infant School, South Farnham Junior School, Potters Gate Primary School, Rowledge Primary School, Frensham Heights, Edgeborough and More House nearby.

Communications are excellent, 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 and is less than a mile away. Both Gatwick and Heathrow are around an hour away by car.

Distances

- Guildford 10.5 miles
- London 39 miles

Nearby Stations

- Farnham Station 0.7 miles
- Bentley Station 5.7 miles

Key Locations

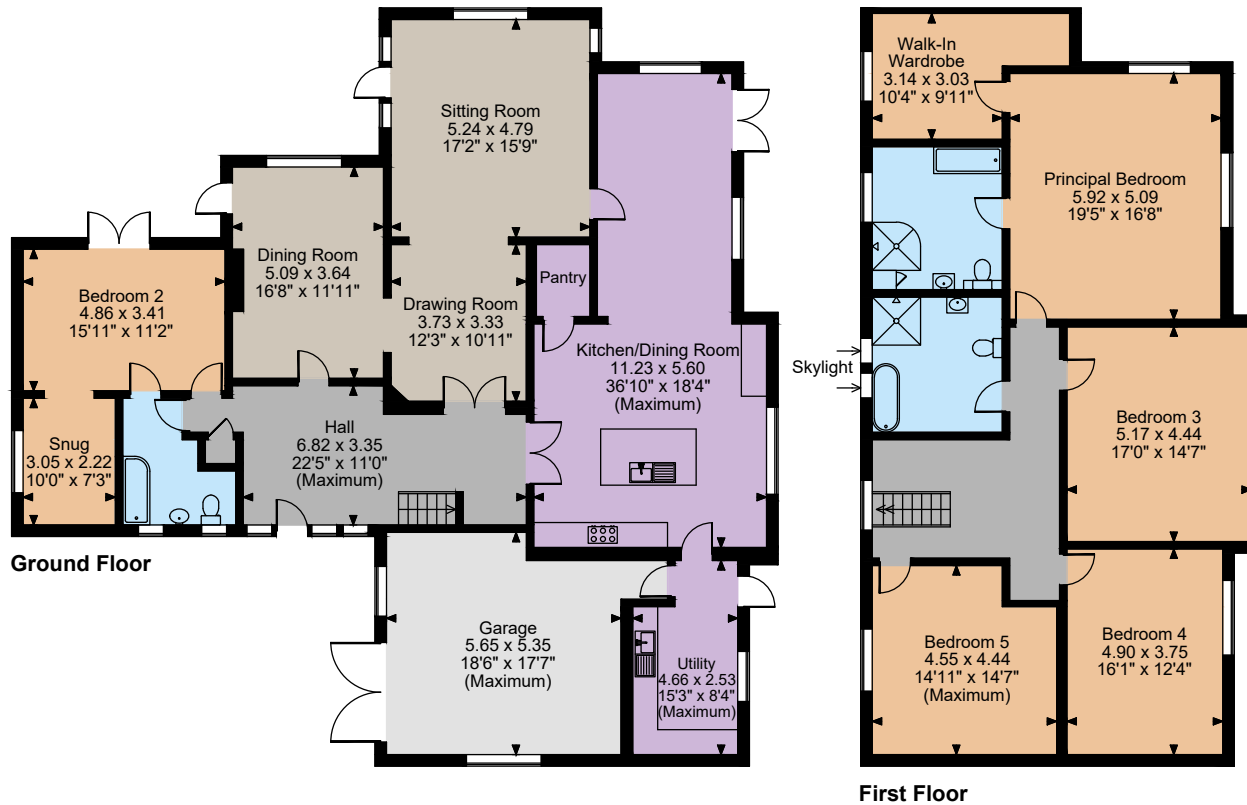
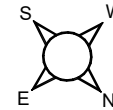
- Frensham Ponds
- Farnham Town Centre

Nearby Schools

- South Farnham Infants and Juniors
- Weydon Academy
- Potters Gate Primary School
- Rowledge Primary School
- Frensham Heights
- Edgeborough
- More House



Monkshanger, Farnham, Surrey



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

House internal area 3,524 sq ft (327 sq m)
Garage internal area 320 sq ft (30 sq m)
Total internal area 3844 sq ft (357 sq m)
For identification purposes only

Directions

Post Code GU9 8BU
what3words: ///only.civic.vivid brings you to the end of the driveway.

General

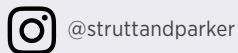
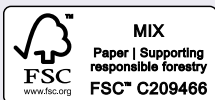
Local Authority: Waverley
Services: All mains services
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Council Tax: Band G
EPC Rating: C

Farnham

37 Downing Street, Farnham, Surrey GU9 7PH

01252 821102

farnham@struttandparker.com
struttandparker.com



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