



Breeze House
1 Parklands Close, Farnham

**STRUTT
& PARKER**
BNP PARIBAS GROUP

A detached five bedroom family home with triple garaging located in an exclusive South Farnham cul de sac

A handsome part-tile-hung double-fronted property offering generously-proportioned accommodation featuring quality fixtures and fittings and elegant neutral décor throughout. It is nestled in a prime no-through road close to the south of the town centre, giving it a secluded feel whilst retaining connections to local amenities.



**4 RECEPTION
ROOMS**



5 BEDROOMS



4 BATHROOMS



**TRIPLE
GARAGE**



**FAMILY
GARDEN**



FREEHOLD



VILLAGE



4669 SQ FT



**£2,950,000
GUIDE PRICE**



The property

Forming part of an exclusive cul de sac development of just three properties that were built in 2009, Breeze House is a handsome part-tile-hung double-fronted family home offering more than 3,800 sq ft of light-filled, flexible accommodation arranged over two floors. Configured to provide a practical and cohesive living and entertaining environment, the property offers generously-proportioned rooms, elegant neutral décor and quality fixtures and fittings throughout.

The accommodation flows from a welcoming wooden-floored reception hall with useful storage, a cloakroom and access to a fitted utility room with garden access. It includes a dual aspect drawing room with a feature fireplace and full-height glazing incorporating French windows to the rear terrace, together with front aspect study and dining rooms, both with large bay windows and the latter also having a feature fireplace. The ground floor accommodation is completed by an open plan L-shaped kitchen/family room with tiled flooring throughout. The kitchen has a range of wall and base

units, a central island with breakfast bar, complementary worktops, splashbacks and modern integrated appliances. The family room and kitchen open to an L-shaped part-vaulted orangery area with three sets of French windows to the rear terrace to two aspects, all of which is configurable to the purchasers' own requirements. The ground floor also benefits from underfloor heating.

On the first floor a generous landing gives access to the property's five bedrooms and a modern family bathroom with bath and separate shower. The rear aspect principal bedroom has fitted storage, full-height glazing incorporating French windows to a private balcony, and an en suite bathroom with bath and separate shower. The four remaining bedrooms all have fitted storage, two also benefitting from en suite shower rooms.

Outside

The property is approached through automatic double five-bar gates over a shared driveway serving all three properties. It gives access to the property's private block-paved driveway which provides private parking



and gives access to the detached triple garage. The generous thoughtfully planted wraparound garden is laid mainly to lawn bordered by mature, well maintained planting and sloping down to an area of light woodland. It features a 19ft outbuilding with French windows which could be used as a gym or home office as it has electricity, heating and wifi, a potting shed, a timber breeze house giving the house its name and a large paved terrace accessible from the drawing/family rooms, the whole ideal for entertaining and al fresco dining.

Location

The property sits in a prime no-through road to the south of the Georgian market town of Farnham. It offers high street and boutique shopping, supermarkets including Waitrose, numerous pubs and bars, restaurants including Bill's, Côte, The Giggling Squid and Zizzi, a cinema and sporting facilities including a leisure centre, David Lloyd club and several nearby golf courses. Guildford city centre offers more extensive amenities. Transportation links are excellent: the A31/A3 links to London and the south coast, the A331 links to the M3, M25 and Heathrow Airport.

Distances

- Guildford 11.9 miles
- London 46.0 miles

Nearby Stations

- Farnham 1.2 miles
- Bentley 6.1 miles

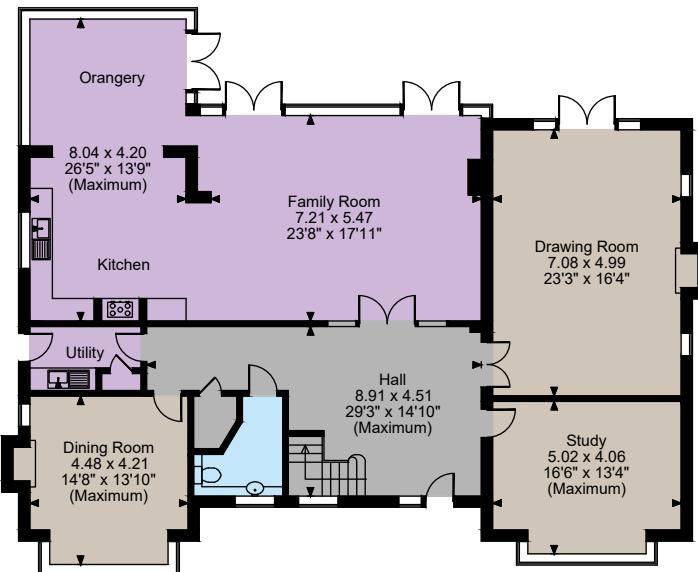
Key Locations

- Bourne Woods
- Frenhsam Ponds
- Farnham Park

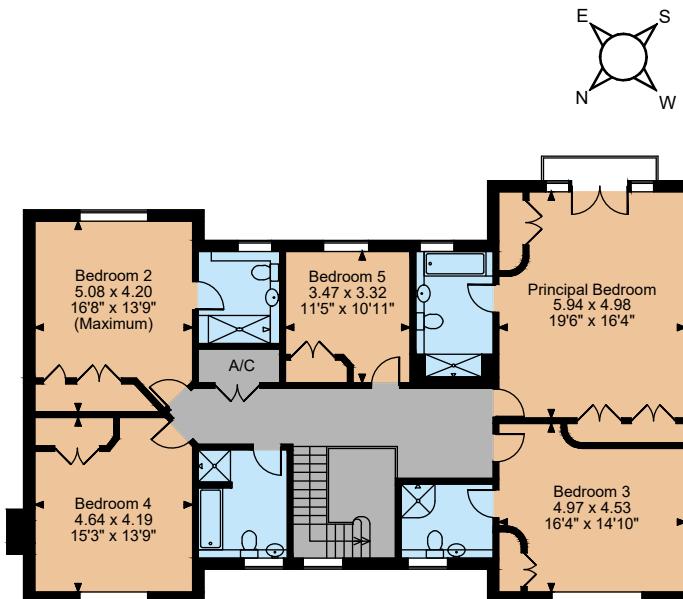
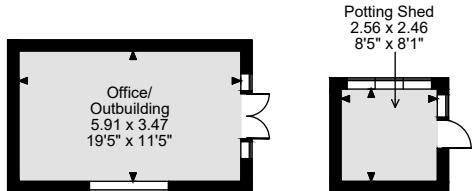
Nearby Schools

- The Ridgeway School
- Farnham Collage
- South Farnham Infants School
- South Farnham Juniors School
- Pine Wood Nursery School
- The Abbey School

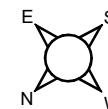
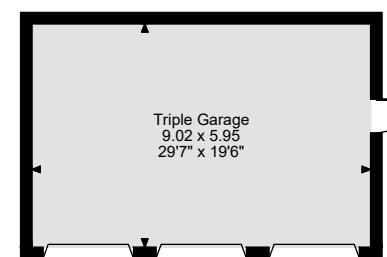




Ground Floor



First Floor



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

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Floorplans

House internal area 3,802 sq ft (353 sq m)
 Triple garage internal area 578 sq ft (54 sq m)
 Outbuildings internal area 289 sq ft (27 sq m)
 Total internal area 4,669 sq ft (343 sq m)
 For identification purposes only.

Directions

GU9 8AZ

what3words: ///reserves.homecare.spearing

General

Local Authority: Waverley Borough Council

Services: Mains electricity, gas, water and drainage

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

Council Tax: Band H

EPC Rating: D

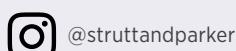
Fixtures and Fittings: By separate negotiation

Farnham

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