

12 Shortheath Crest
Farnham



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An attractive and beautifully presented detached family home featuring versatile accommodation, contemporary open-plan living, a generous garden and ample parking in a desirable Farnham setting.

12 Shortheath Crest is an attractive and thoughtfully updated detached home offering approximately 1,730 sq ft of well-appointed accommodation arranged across two floors. The property seamlessly blends modern open-plan living with comfortable, flexible-use spaces, creating a versatile family home in a well-established residential setting.

The ground floor is centred around an impressive open-plan kitchen, dining and sitting room spanning the rear of the property. Fitted with modern cabinetry, contrasting work surfaces and a range cooker, the kitchen flows effortlessly into a light-filled dining area and spacious sitting area, enhanced by a striking contemporary wood-burning stove and bespoke fitted shelving. Bi-fold doors open directly onto the rear terrace, creating a seamless connection between the interior and garden. Further ground floor accommodation includes a welcoming front-facing family room with a charming bay window, a dedicated study or potential fourth bedroom, a practical utility room and a cloakroom.

The first floor provides three well-proportioned bedrooms; each filled with natural light and benefiting from built-in storage and attractive outlooks. The principal bedroom features an en suite bathroom, while the remaining bedrooms are served by a modern, well-appointed family bathroom.

The property is approached via a gravel driveway providing off-road parking for multiple vehicles. Gated side access leads to the generous rear garden, which features a brick-paved patio area ideal for outdoor dining and entertaining. The expansive lawn is bordered by mature hedging, established planting and trees, and incorporates a useful timber storage shed and wood store.

1,730 sq ft (161 sq m)
3 reception rooms
3 bedrooms
2 bathrooms
Family garden
Freehold | Village

Guide price £995,000



Location

The property is situated in Farnham, a historic market town renowned for its Georgian architecture and offering an excellent range of independent shops, cafés, restaurants and everyday amenities. The pedestrianised Lion and Lamb Yard, Castle Street and Brightwells Yard add to the town's leisure and shopping provision, while cultural attractions such as Farnham Castle and the Maltings arts centre enhance its appeal. The surrounding area provides access to attractive countryside and the Surrey Hills, with nearby towns including Guildford, Godalming and Aldershot. Independent schools in the area include Edgeborough, More House and Frensham Heights, while selective grammar education is available at the Royal Grammar School in Guildford. Farnham railway station provides regular services to London Waterloo in under an hour, while the A31 offers convenient road connections towards Guildford, Winchester and the wider motorway network.

Postcode region: GU9

General

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

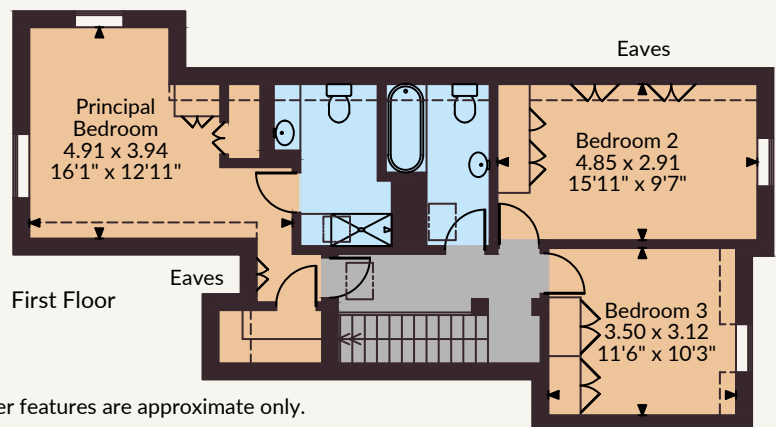
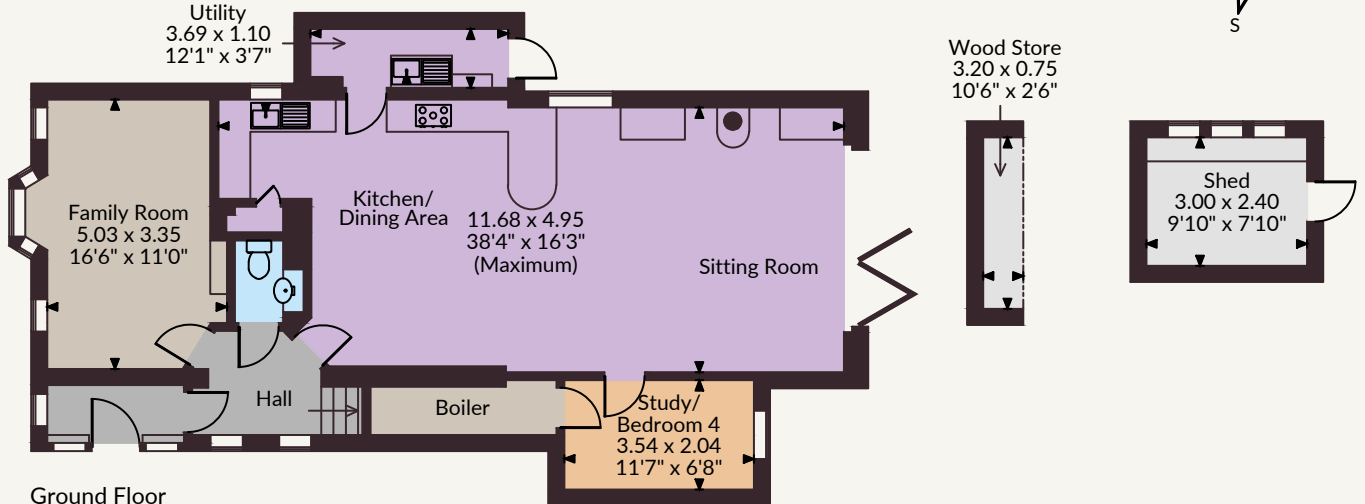
Shortheath Crest, Farnham

Main House internal area 1,730 sq ft (161 sq m)

Shed internal area 78 sq ft (7 sq m)

Total internal area 1,808 sq ft (168 sq m)

Quoted Area Excludes 'External Wood Store'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

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