



Chy Lowen
86 Shortheath Road, Farnham, Surrey

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Chy Lowen

86 Shortheath Road, Farnham, Surrey GU9 8SQ

A beautifully presented detached family home, ideally situated for local schools

Farnham and mainline station 1.6 miles (London Waterloo from 53 minutes), Guildford 11.5 miles, London 41 miles

Reception hall | Sitting room | Play room
Dining area | Kitchen/breakfast room | Utility
Cloakroom | Principal bedroom with dressing
area & en suite shower room | 3 Further
bedrooms | Family bathroom | Garden office
Garden store | Gardens | EPC rating C

The property

Chy Lowen is an impressive detached family home, set in a convenient position just a mile and a half from Farnham's town centre and mainline station. The property has attractive part-timbered, part-rendered elevations, while inside there is well-presented living accommodation with plenty of natural light throughout.

The property has been thoughtfully extended and comprehensively refurbished to now provide a wonderful living environment ideal for families and entertaining. The heart of the house is the stunning Tom Howley kitchen/breakfast room which extends to over 32 ft including the dining area. Bi-fold doors open onto the garden and a covered terrace. There is also a good sized utility room. The sitting room has a woodburning stove and can either be open plan or closed off from the dining area. The playroom has French doors opening onto the front garden.

On the first floor there are four double bedrooms, three of which have Juliet balconies welcoming plenty of natural light. Three of the bedrooms also have built-in storage, including the dressing area in the principal bedroom, which also has an en suite bathroom. Additionally, the first floor has a family bathroom with an over-bath shower.

Outside

The property enjoys landscaped gardens to both the front and rear. At the front there is a resin-bound driveway with parking space for residents and guests alike, while the fenced-in south-facing gardens have an area of lawn, border flowerbeds and a vegetable garden with raised beds. The rear gardens have an area of paved terracing for al fresco dining, including a shaded seating area. There is an additional seating area further down the garden, shaded by a timber-framed pergola. The gardens feature an area of lawn, well-stocked border beds and timber fencing, while at the end of the gardens there is a storage shed and a modern garden office.

Location

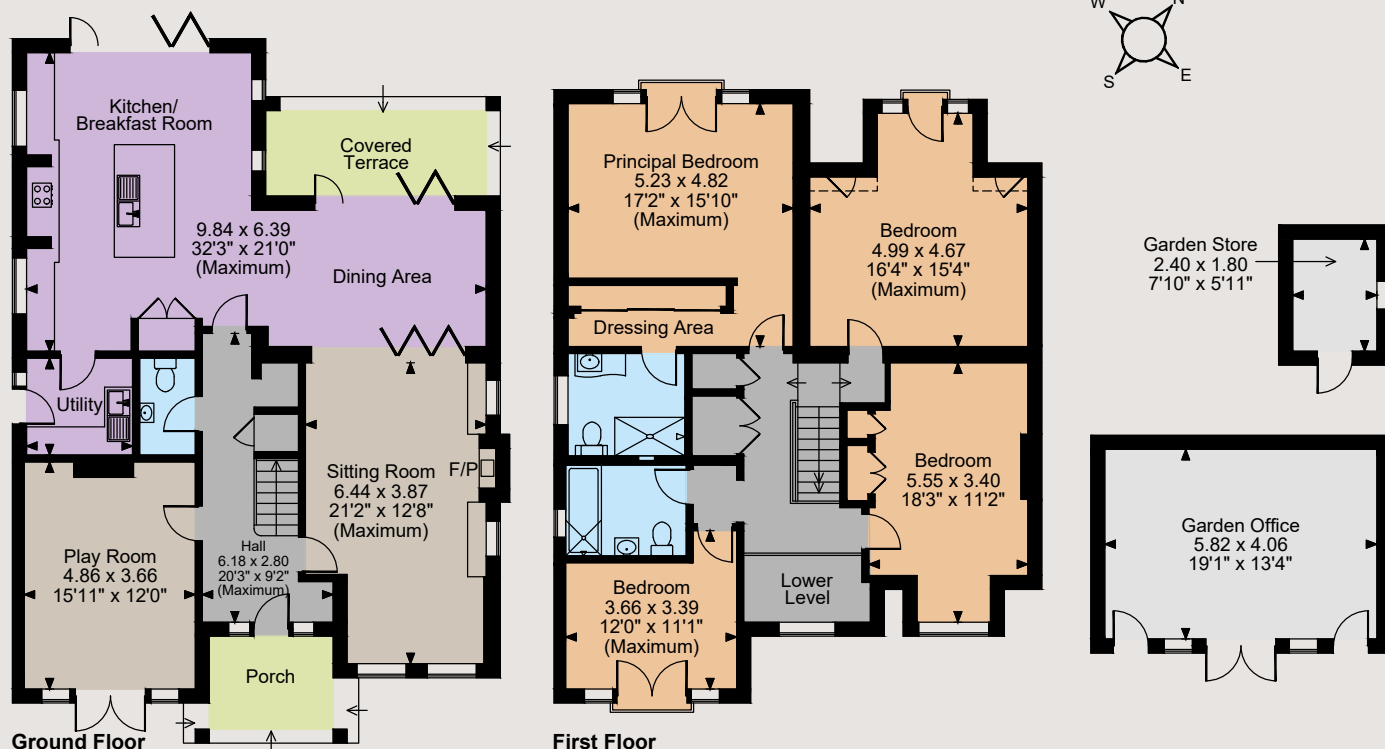
The property is situated in a sought-after position approximately 1.6 miles from Farnham station and town centre. The Georgian town of Farnham offers an excellent choice of pubs, bars and restaurants including Côte, Pizza Express, Bill's & Zizzi, along with an extensive range of high street and independent shopping, and recreational facilities. There is a broad choice of both state and private schooling with the popular Weydon Academy and St Peters Primary School in close proximity. The area offers easy access to the surrounding countryside with a network of footpaths and bridleways. Walking, cycling, fishing and riding are available at Alice Holt Forest and Frensham Little Pond, with sailing at the Great Pond. There is a mainline station at Farnham plus good access to the A3 and M3. Heathrow, Gatwick and Southampton Airports are all accessible in under an hour.





Floorplans

Main House internal area 2,292 sq ft (213 sq m)
Garden Office & Garden Store internal area 301 sq ft (28 sq m)
Total internal area 2,593 sq ft (241 sq m)
For identification purposes only.



Directions

From Farnham, take Firgrove Hill south away from the town centre and after 0.7 miles, turn right onto Ridgway Road. After 0.6 miles, continue straight ahead at the roundabout onto Shortheath Road, and you will find the property on your right.

General

Local Authority: Waverley Borough Council

Services: All mains services

Council Tax: Band G

Fixtures and Fittings: By separate negotiation

Tenure: Freehold

Guide Price: £1,300,000

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

□ □ □ Denotes restricted head height

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Farnham

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