

13 Shortheath Road,
Farnham



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& Parker

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A well-presented detached family home offering versatile accommodation, modern interiors and attractive gardens.

The property provides nearly 2,000 sq ft of well-presented accommodation, filled with natural light and arranged to offer both comfort and practicality.

An enclosed entrance porch provides a useful and sheltered space for coats and footwear, leading through to the main living areas. The ground floor offers a well-balanced arrangement of reception rooms, comprising a sitting room, a dining room and a drawing room to the rear. The drawing room is a particular feature, with a bay window and glazed bi-fold doors opening into a conservatory, creating a bright, south-east facing space with direct access to the garden and an easy flow between inside and out. The kitchen is well appointed with contemporary, neutral-toned cabinetry and integrated appliances, complemented by an adjoining utility area and pantry, providing excellent additional storage and functionality.

A central staircase leads to the first floor, where five rooms provide flexible accommodation, suitable for bedrooms or study space as required. The principal bedroom benefits from fitted storage and an outlook over the rear garden, while the second bedroom includes a large en suite shower room. The remaining rooms offer further versatility for family life or home working. A family bathroom, fitted with both a bath and separate shower, serves the upper floor, complemented by a cloakroom on the ground floor.

The property is set back from the road, screened by mature trees and established planting, and approached via a paved driveway providing ample parking and turning space. The rear garden is well established and thoughtfully arranged, with areas of lawn, planted borders, mature trees and evergreen hedging. Additional features include a pond with bridge and paved terraces, providing attractive spaces for outdoor dining, entertaining and relaxation.



Location

The property lies in a convenient position, close to the centre of the historic market town of Farnham, surrounded by attractive Surrey countryside. Farnham offers a comprehensive range of amenities, including a variety of shops, cafés, restaurants and public houses, together with larger supermarkets and leisure facilities.

The area is well regarded for schooling, with a number of highly regarded independent schools nearby including Edgeborough School, Frensham Heights School, More House School, St Edmund's School and Charterhouse, as well as a selection of well-regarded state schools.

Communications are excellent, with Farnham railway station providing regular services to London Waterloo, and the A31 and A3 offering access to Guildford, London and the wider motorway network.

Postcode region: GU9

General

Local Authority: Waverley Borough Council
Services: Mains electricity, gas, water and drainage
Council Tax: Band G
EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

1,944 sq ft (181 sq m)

4 reception rooms

5 bedrooms

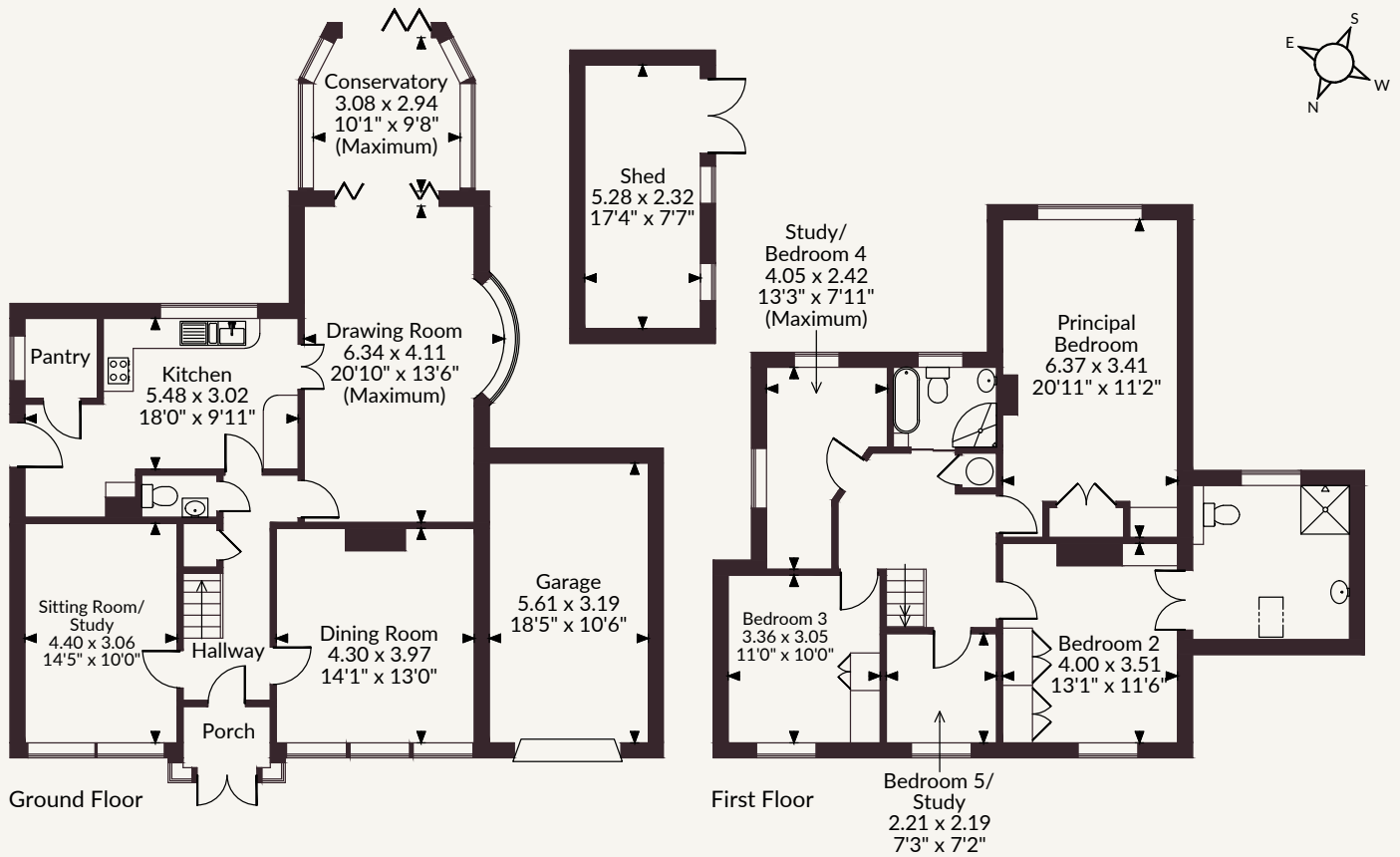
2 bathrooms

Outbuilding

Freehold | Town

Guide price £1,300,000





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

37 Downing Street, Farnham GU9 7PH
 01252 821 102 | farnham@struttandparker.com



@struttandparker struttandparker.com

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