



11 West End Grove

Farnham, Surrey

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A handsome double-fronted detached property, located on the edge of Farnham town centre

An attractive four bedroom family home, sensitively combining modern amenities and quality fixtures and fittings with period features. It sits in a desirable no through road, within easy reach of town centre amenities, the road network and a train station with journey times to London Waterloo of around 53 minutes.



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



GARAGE / HOME OFFICE



FAMILY GARDEN



FREEHOLD



TOWN



1970 SQ FT



£1,200,000 GUIDE PRICE

The property

11 West End Grove is an attractive white-painted double-fronted family home offering 1,970 sq ft of light-filled, flexible accommodation arranged over two floors. Configured to provide a practical and cohesive living and entertaining environment, it sensitively combines modern amenities and elegant neutral décor with period features including large sash glazing, an exposed brick-and-flint wall and an original fireplace.

As is usual in properties of this age, the accommodation flows from an entrance lobby opening directly into the sitting room. Spanning the full width of the property, it has two front aspect bay windows, both with fitted window seating, exposed wooden flooring, a shelved display nook and a feature fireplace. Corner steps rise to a door opening to a side hall with stairs to the first floor and the spacious kitchen/breakfast room beyond. It has tiled flooring, a range of modern wall and base units, complementary worktops and splashbacks, modern integrated appliances, space for a table, understairs storage and full-height glazing incorporating French doors to the

garden terrace. Doors open from the kitchen to a fitted utility room with a pantry and useful en suite cloakroom and to a wooden-floored dining/family room with a feature brick-and-flint wall.

On the first floor, a split-level landing gives access to a rear aspect principal bedroom with en suite shower room, three further bedrooms, two with built-in storage, a family bathroom with a bath with shower over and a further room with French windows to a front aspect roof terrace, currently used as a study but suitable for use as an additional bedroom, if required.

Outside

Set behind low-level walling and having plenty of kerb appeal, the property is approached over a central pedestrian path to the front door. A separate side driveway provides private parking and gives access to a detached outbuilding comprising a garage and a home office with exposed wooden flooring, a freestanding woodburning stove, en suite kitchenette/shower/cloakroom and bi-fold doors to the garden.



The part-walled side garden separating the main house from the outbuilding is laid mainly to lawn bordered by well-stocked flower and shrub beds. It features numerous seating areas, a purpose-built pizza oven adjacent to the garden office and a generous sunken terrace with a brick-built barbecue, accessible from the kitchen and ideal for entertaining and al fresco dining.

Location

Farnham offers high street and boutique shopping, supermarkets including Waitrose, numerous cafés, pubs, bars, restaurants, 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, Farnham's mainline station (1.0 mile) offers regular services to Guildford and London Waterloo (from 53 minutes) and both Heathrow and Gatwick are easily accessible.

Distances

- Guildford 11.7 miles
- London 41.2 miles

Nearby Stations

- Farnham 1.0 mile

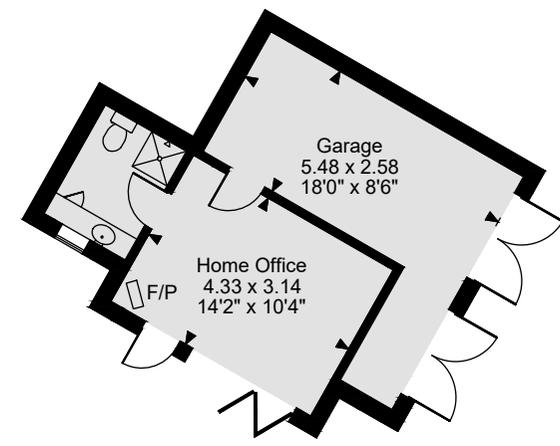
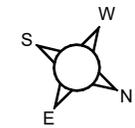
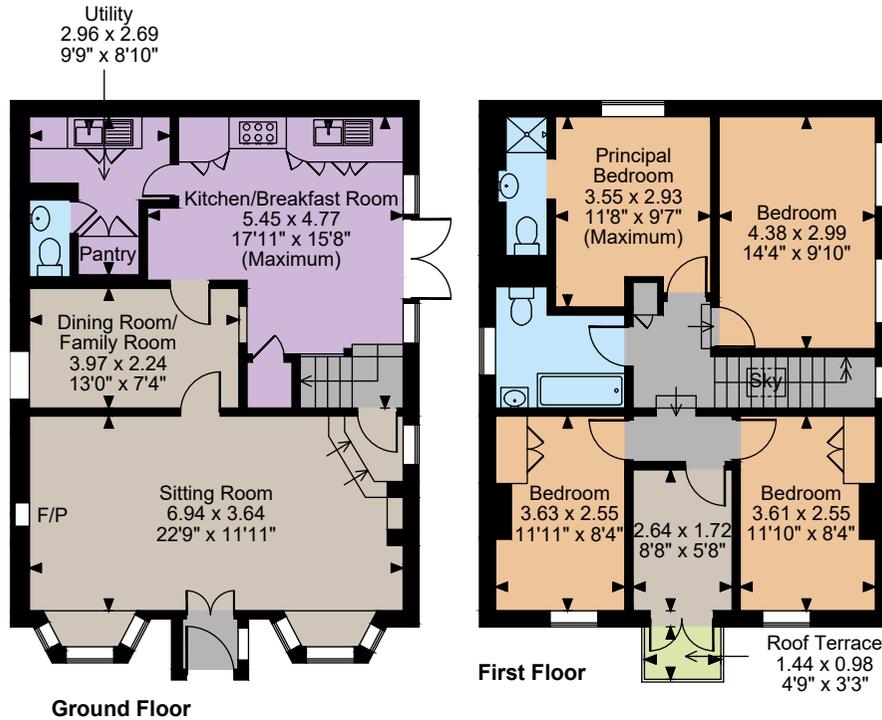
Key Locations

- Bourne Woods
- Frensham Ponds

Nearby Schools

- Highfield South Farnham
- Edgeborough School
- Barfield Prep School
- Weydon Academy
- Frensham Heights





The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans
 House internal area 1,403 sq ft (130 sq m)
 Garage and garden office internal area 387 sq ft (36 sq m)
 Roof terrace external area 15 sq ft (1 sq m)
 Total internal area 1790 sq ft (166 sq m)
 For identification purposes only.

Directions
 GU9 7EG
 what3words: ///strut.alley.trackers brings you to the front of the house

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: F
 EPC Rating: E

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