



Weybourne Cottage

Weybourne Road, Farnham, Surrey

**STRUTT
& PARKER**

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A detached five bedroom Georgian house with garage and generous garden in a sought-after Weybourne setting

A handsome double-fronted family home offering generously-proportioned two-storey accommodation, sensitively combining modern amenities, quality fixtures and fittings including contemporary sanitaryware and elegant neutral décor with period features throughout.



2 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



GARAGE & OFF STREET PARKING



LARGE FAMILY GARDEN



FREEHOLD



VILLAGE



2013 SQ FT



**£850,000
GUIDE PRICE**

The property

Noted as being of historical and architectural interest, Weybourne Cottage is a handsome double-fronted family home offering more than 1,800 sq ft of light-filled flexible accommodation arranged over two floors. Configured to provide an elegant and practical living and entertaining environment, the property sensitively combines modern amenities, quality fixtures and fittings including contemporary sanitaryware and neutral décor throughout with period features including large sash glazing and an original fireplace.

The accommodation flows from a welcoming through reception hall with a door to the rear garden. It briefly comprises a 24 ft triple-aspect drawing room with a large side bay window, an original stone open fireplace, and a glazed side door to the garden, alongside a rear-aspect study with an en suite shower room. The front-aspect kitchen features bespoke wall and base units, a large central island, breakfast bar

and modern integrated appliances. It opens into a dining room, also accessible from the reception hall, with a fireplace housing an electric stove and space for a good-sized table. A door from the kitchen leads to an L-shaped side storage area, which provides access to a vaulted fitted utility room, the integral garage, and the rear garden.

Stairs rise from the reception hall to a generous first floor landing with useful storage. It gives access to a dual aspect principal bedroom with built-in storage, four further bedrooms, one with fitted storage and another part-vaulted with eaves storage and currently configured as a study, together with a part-vaulted family bathroom.

Outside

Set behind wooden fencing and having plenty of kerb appeal, the property is approached through double wooden gates set into the fencing over a



driveway providing private parking and giving access to the integral garage. The generous well-maintained wraparound garden surrounding the house on three sides is laid mainly to lawn bordered by well-stocked flower and shrub beds and mature specimen fruit trees. It features a shed with double doors to the garden, a paved terrace and a spacious wraparound gravelled terrace accessible from the reception hall, drawing room and storage area, ideal for entertaining and al fresco dining.

Location

The property sits in the Weybourne area of Farnham, a Georgian market town which offers high street and boutique shopping, twelfth century castle and 300 acres of parkland walks.

Transportation links are excellent: the Farnham Bypass/A31/A3 link to London and the south coast, the A331 links to the M3, M25 and Heathrow, Aldershot and Farnham mainline stations offer regular services to Guilford and London Waterloo and both Heathrow and Gatwick are easily accessible.

Distances

- Guildford - 10.3 miles
- London - 41.0 miles

Nearby Stations

- Aldershot Station - 1.6 miles
- Farnham Station - 2.1 miles

Key Locations

- Frensham Ponds
- Farnham Park
- Bourne Woods

Nearby Schools

- William Cobbett Primary School
- Farnham Heath End School
- Elm Tree Pre-School
- Weybourne Infant School
- Barfield Prep School
- All Hallows RC School





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

□□□ Denotes restricted head height

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Floorplans

House internal area 1,817 sq ft (169 sq m)

Garage internal area 139 sq ft (13 sq m)

Shed internal area 57 sq ft (5 sq m)

For identification purposes only.

Directions

GU9 9ES

what3words: ///intro.dwell.funds

General

Local Authority: Waverley Borough Council

Services: Mains electricity, gas and water

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

Council Tax: Band G

EPC Rating: E

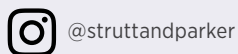
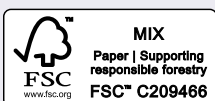
Fixtures and Fittings: By separate negotiation

Farnham

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