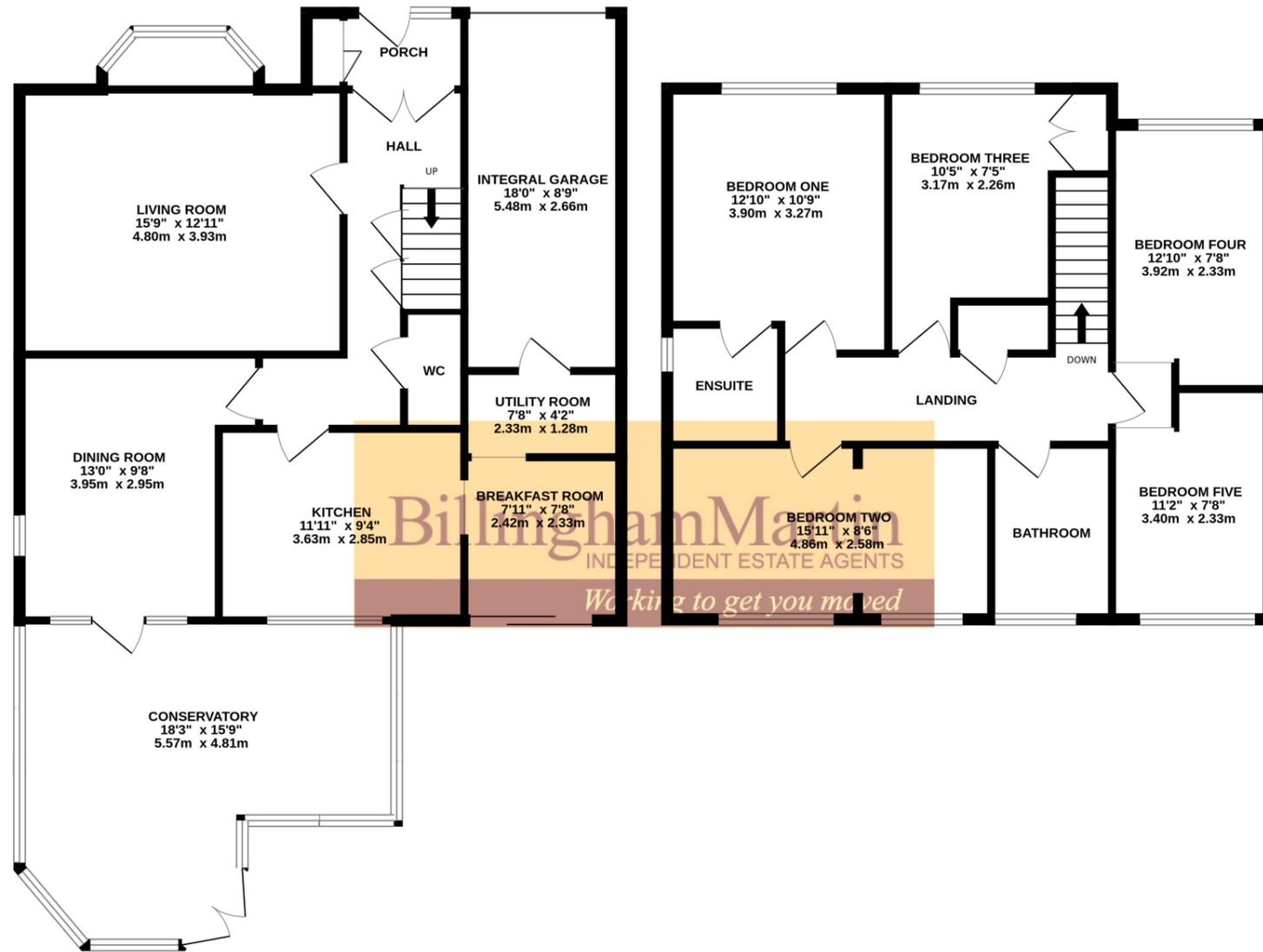


GROUND FLOOR
1062 sq.ft. (98.7 sq.m.) approx.

1ST FLOOR
740 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 1802 sq.ft. (167.4 sq.m.) approx.
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12a Southwood Road

FARNBOROUGH, Hampshire GU14 0JQ

£600,000 Freehold

A generously proportioned five/six bedroom detached family home enjoying a non estate position with easy access to local amenities including schools, shops and playing fields as well as the areas main commuter routes. Accommodation comprises porch, entrance hall, cloakroom, living room, dining room, kitchen, breakfast room, utility room, conservatory, five/six bedrooms, refitted bathroom and ensuite. Features include in and out block paved driveway offering ample off road parking and access to integral garage and private 65ft rear garden. EER 'C'

GROUND FLOOR

PORCH

Front aspect upvc multi-point locking door with opaque double glazed insert and side panel, tiled floor, bi-folding doors to cloaks cupboard, coved ceiling, twin opening upvc opaque double glazed doors to entrance hall.

ENTRANCE HALL

Stairs to first floor with storage cupboard below, doors to cloakroom, living room, dining room and kitchen, radiator, wall mounted replacement consumer unit, laminate flooring, coved ceiling.

CLOAKROOM

Low level wc, vanity unit inset wash basin with mixer tap and storage cabinet below, tiled walls, laminate flooring, sensor light.

LIVING ROOM

4.8m x 3.93m (15' 9" x 12' 11") Front aspect upvc double glazed bow window, wall mounted electric flame effect fire with painted stone surround, radiator, laminate flooring, broadband and telephone points, coved ceiling.

DINING ROOM

3.95m x 2.95m (13' 0" x 9' 8") excl. door recess. Rear aspect upvc double glazed door with twin double glazed side panels to conservatory, side aspect upvc double glazed window, radiator, luxury vinyl strip flooring, coved ceiling.

CONSERVATORY

5.57m x 4.81m (18' 3" x 15' 9") max narrowing to 2.98m. Upvc double glazed windows to sides and rear with twin opening upvc double glazed doors to terrace, feature vaulted polycarbonate roof with ceiling fan and two opening skylight windows, two replacement electric heaters, laminate flooring.

KITCHEN

3.63m x 2.85m (11' 11" x 9' 4") Rear aspect upvc double glazed window, matching range of eye and base level units finished with roll edge work surfaces with inset one and a third bowl single drainer composite sink unit with mixer tap. Built in four ring gas hob below extractor, built in fan assisted electric double oven with grill, integrated under counter fridge and freezer, plumbing and space for washing machine, space for tumble dryer. Display cabinets, under unit lighting, mainly tiled walls, tiled floor, archway to breakfast room

BREAKFAST ROOM

2.42m x 2.33m (7' 11" x 7' 8") Rear aspect upvc double glazed sliding door to decked terrace, radiator, tiled floor, coved ceiling, squared archway to utility room.

UTILITY ROOM

2.33m x 1.28m (7' 8" x 4' 2") Tiled floor, appliance space, coved ceiling, door to integral garage.

INTEGRAL GARAGE

5.48m x 2.66m (18' 0" x 8' 9") Front aspect up and over door, power and light.

FIRST FLOOR

LANDING

Doors to bedrooms and bathroom, built in airing cupboard housing replacement cylinder tank and shower pump below slatted shelving, coved ceiling with hatch giving access to loft space being mainly boarded with fitted ladder and light.

BEDROOM ONE

3.90m x 3.27m (12' 10" x 10' 9") Front aspect upvc double glazed window, range of fitted bedroom furniture offering extensive storage over hanging rail, shelf, cabinet and drawer space, radiator laminate flooring, coved ceiling, door to ensuite.

ENSUITE

Side aspect upvc opaque double glazed window, three piece suite comprising low level wc, vanity unit inset wash basin with mixer tap and storage cabinet below, corner shower cubicle with dual head thermostatic power shower. Tiled walls, tiled floor, smooth finish ceiling with inset downlighters.

BEDROOM TWO

4.86m x 2.58m (15' 11" x 8' 6") Rear aspect upvc double glazed windows, two radiators, laminate flooring, coved ceiling.

Note: This room was previously two sperate bedrooms and could easily be reverted back with a replacement stud wall and the doorway onto the landing being re-instated.

BEDROOM THREE

3.17m x 2.26m (10' 5" x 7' 5") excluding door and wardrobe recess, front aspect upvc double glazed window, built in double wardrobe, radiator, laminate flooring.

BEDROOM FOUR

3.92m x 2.33m (12' 10" x 7' 8") Front aspect upvc double glazed window, electric radiator, laminate flooring, coved ceiling.

BEDROOM FIVE

3.4m x 2.33m (11' 2" x 7' 8") Rear aspect upvc double glazed window, electric radiator, laminate flooring, coved ceiling with hatch giving access to secondary loft space.

BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, vanity unit inset wash basin with mixer tap and storage cabinet below, P-shape panel enclosed bath with fitted glass shower screen, mixer tap and dual head thermostatic power shower. Heated chrome towel rail, tiled walls, tiled floor, smooth finish ceiling with inset downlighters.

REAR GARDEN

Decked terrace with balustrade extending to the rear of the garden offering generous space for outdoor dining/entertaining with courtesy lighting and gazebo, further paved terrace with shaped beds and space for garden sheds/outbuildings, outside power points and water tap. The garden enjoys a private aspect and extends approx. 65ft being panel fence enclosed with paved pathway to side leading to pedestrian gate giving access to front.

FRONT OF PROPERTY

In and out block paved driveway fronted via low level brick ball and twin opening gates, ample off road parking and access to integral garage, pedestrian gate to side leading to rear garden.

AGENTS NOTE

Whilst these particulars have been prepared in good faith you should be advised that they in no way form any part of a contract be it verbal or written. Billingham Martin have not tested any appliances or services. All the information included is purely for guidance purposes only. Floor plans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

