



Laurels, 20 Longley Road, Farnham, Surrey. GU9 8LZ.
Guide Price £1,150,000



Description

A detached character home, situated on a mature plot of approximately 0.2 acres, in a much sought after residential road. The property is ideally located, within a 6 minute walk of South Farnham Juniors, St Polycarps Primary and Farnham college. The station is only a 9 minute walk away and the town can be reached in 15 minutes. The surrounding area offers numerous beautiful locations for outdoor pursuits including, Bourne Woods, Frensham Ponds, Farnham Park, Alice Holt Forest and Hankley Common.

The spacious accommodation includes a generous living room, separate dining room, 23' kitchen/breakfast room, study and cloakroom/w.c. On the first floor there are four bedrooms, with an en-suite bathroom to the 20' master bedroom, and a family bathroom. The large loft space offers flooring and a skylight window. This could provide further accommodation, subject to the usual consents.



To the front of the house there are twin drives providing off street parking and leading to a longer than average garage. The beautiful rear garden is a fine feature of the property, with paved patios, lawned areas and attractively well stocked beds and borders, providing a good degree of seclusion.

The property benefits from gas central heating, all mains services and the water supply is metered. Ultrafast broadband is available in the area. Mobile phone reception is likely outside on all networks, buyers should conduct their own indoor checks.

Directions

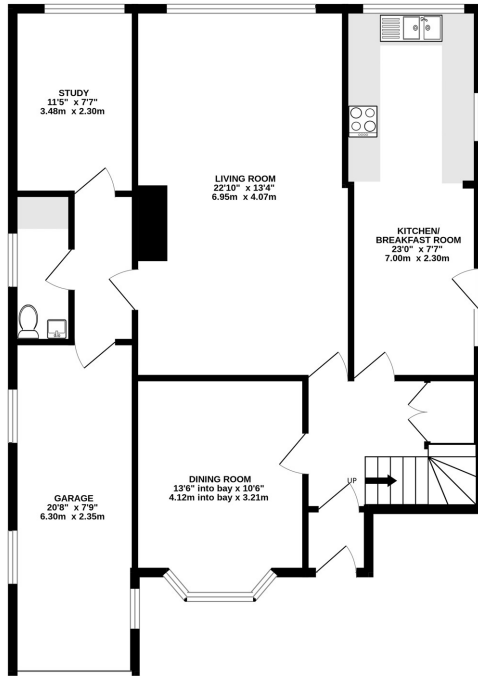
Sat Nav Ref: GU9 8LZ

Local Authority

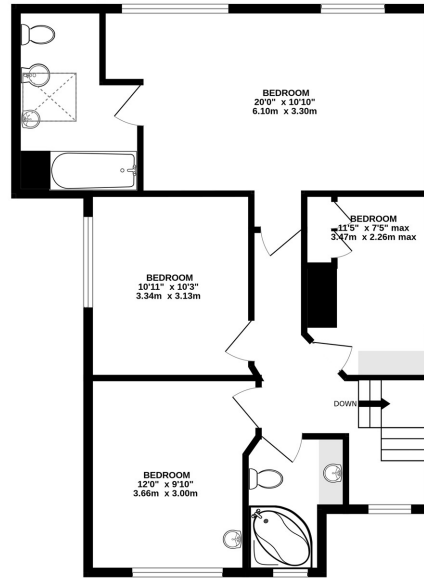
Waverley
Band F



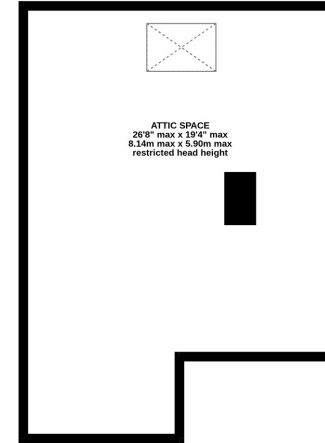
GROUND FLOOR
1019 sq.ft. (94.7 sq.m.) approx.



1ST FLOOR
751 sq.ft. (69.8 sq.m.) approx.



2ND FLOOR



TOTAL FLOOR AREA : 1770sq.ft. (164.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	56	74
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Disclaimer: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.

