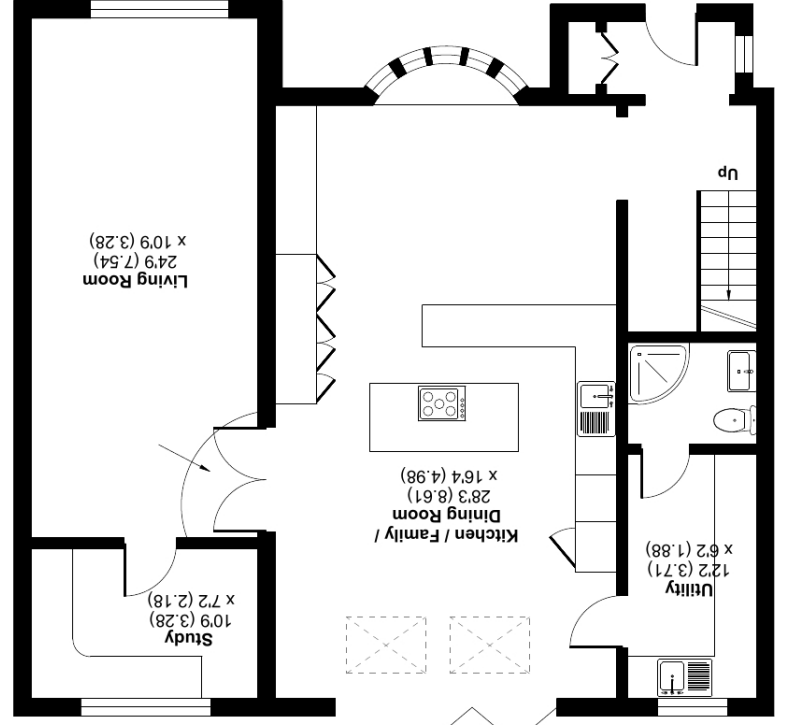


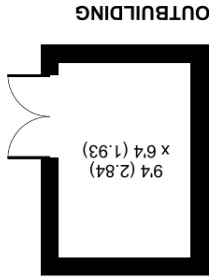
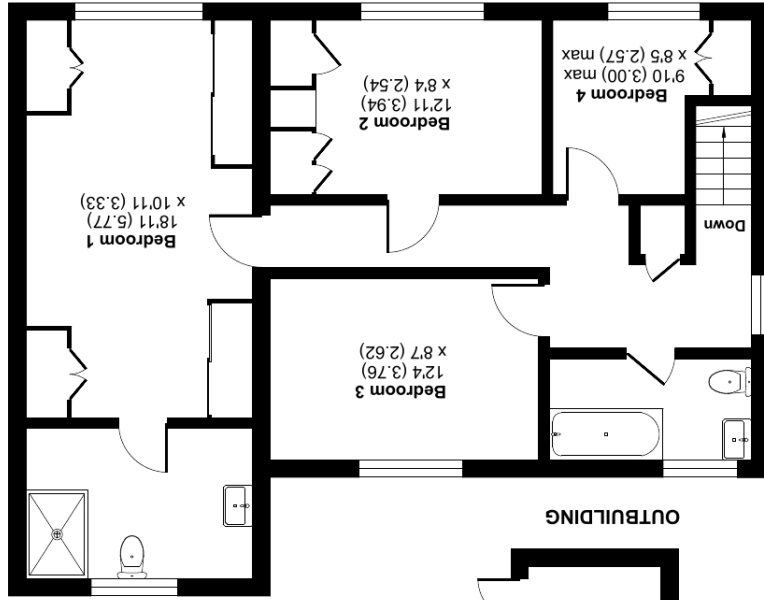
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. REF: 1164253



GROUND FLOOR



FIRST FLOOR



Approximate Area = 1860 sq ft / 172.7 sq m  
 Outbuilding = 59 sq ft / 5.4 sq m  
 Total = 1919 sq ft / 178.1 sq m

## Badshot Park, Badshot Lea, Farnham, GU9



Energy Efficiency Rating	Current Potential
A (92+)	
B (81-91)	
C (69-80)	71
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

England, Scotland & Wales  
 EU Directive 2002/91/EC







### Description

A beautiful and spacious family home which has been refurbished and remodelled by the current owners. The hub of the home is a fabulous kitchen/dining/family room, ideal for entertaining as well as day to day living for families of all ages. The kitchen has been comprehensively fitted with a range of storage cupboards and drawers, a large island unit, boiling water tap, two integrated ovens, induction hob with downdraft extractor, and an integrated dishwasher. Bi-fold doors lead out from the dining area to the rear garden and the useful utility room also provides access to a shower room. The ground floor accommodation also includes a study with fitted office furniture and a generous sitting room with large media wall.



On the first floor there are four bedrooms. The master bedroom features an impressive vaulted ceiling, a range of fitted wardrobes with LED lighting and a contemporary en-suite shower room with a large walk in rainfall shower and underfloor heating. Two of the remaining three bedrooms have fitted wardrobes and they all share a lovely family bathroom.

The rear garden has a full width terrace leading onto a lawned area with a timber shed, and is enclosed by wood panel fencing. A gate to the rear provides access to a communal green space which is perfect for young families. To the front of the house there is off road parking for three cars.

The house further benefits from gas central heating, a water softener, a Sonos sound system in the ceiling of key rooms and sealed unit double glazing. Viewings are highly recommended to fully appreciate all that this home has to offer.

### Directions

As you enter Badshot Park the property will be found after a short distance on your right-hand side.

### Local Authority

Waverley  
Band E

