



TOTAL FLOOR AREA : 1388 sq.ft. (128.9 sq.m.) approx.  
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## 39 Shepherds Walk

Farnborough, Hampshire GU14 9EZ

£500,000 Freehold

A delightful detached cottage presented to a high standard throughout tucked away off a residential cul-de-sac situated within easy reach of local schools, shops and Hawley Woods. Accommodation comprises entrance hall, cloakroom, refitted kitchen, living room, dining room, family room, two double bedrooms, refitted bathroom and separate shower. Outside the property is approached via a shingled driveway giving off road parking for 2/3 cars leading to the landscaped front garden and detached garage/workshop with potential for use as home office/gym, the rear garden is a low maintenance terrace which enjoys a private southerly aspect. EER 'D'

## GROUND FLOOR

### ENTRANCE HALL

Side aspect upvc multi-point locking door with decorative opaque double glazed insert, doors to cloakroom, living room and dining room, archway to refitted kitchen, door to understairs cloaks cupboard housing electrical consumer unit and meter, wall mounted electric radiator, thermostat, textured and coved ceiling.

### CLOAKROOM

Front aspect upvc opaque double glazed window, low level wc, vanity unit inset wash basin with tiled splashback, mixer tap and storage cabinet below, column radiator, tiled floor, smooth finish ceiling with coving.

### REFITTED KITCHEN

3.89m x 2.72m (12' 9" x 8' 11") Front aspect upvc double glazed window overlooking garden, range of eye and base level units finished with low profile marble effect work surfaces and upstands with inset one and a third bowl single drainer stainless steel sink unit with mixer tap. Built in five ring gas hob with glass splashback and fan assisted oven with grill below extractor with downlighters, integrated dishwasher, washing machine, tumble dryer and fridge. Wall mounted concealed replacement gas central heating boiler, under unit lighting, tiled floor, serving arch to dining room, smooth finish ceiling.

### LIVING ROOM

3.65m x 3.35m (12' 0" x 11' 0") excl. bay. Front aspect upvc double glazed bay window, brick built fireplace with coal effect gas fire and stone hearth, broadband/telephone point, radiator, archway to family room, textured and coved ceiling.

### DINING ROOM

3.65m x 3.35m (12' 0" x 11' 0") Stairs to first floor, display recesses with downlighters, radiator, archway to family room, smooth finish ceiling with coving.

### FAMILY ROOM

7.45m x 2.69m (24' 5" x 8' 10") Rear aspect upvc double glazed windows and twin opening doors to terrace, two radiators, two wall mounted electric radiators, laminate flooring, textured and coved ceiling.

## FIRST FLOOR

### LANDING

Front aspect upvc double glazed window, doors to bedrooms, refitted bathroom and separate shower, textured and coved ceiling.

### BEDROOM ONE

3.65m x 3.35m (12' 0" x 11' 0") incl. wardrobes. Rear aspect upvc double glazed window, fitted wardrobes offering storage over hanging rail and shelf fronted by mirrored sliding doors, radiator, textured and coved ceiling.

### BEDROOM TWO

3.35m x 2.67m (11' 0" x 8' 9") incl. wardrobes. Rear aspect upvc double glazed window, fitted wardrobes offering storage over hanging rail and shelf fronted by mirrored sliding doors, further single wardrobe and cupboard over bulkhead with hatch giving access to loft space, radiator, smooth finish ceiling.

### BATHROOM

2.96m x 2.72m (9' 9" x 8' 11") Front aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, vanity unit inset wash basin with mixer tap and storage cabinets and drawers below, panel enclosed bath with mixer tap incorporating shower attachment. Column radiator, tiled splashbacks, laminate flooring, shaver point, smooth finish ceiling with inset downlighters.

Agents Note: As shown in the photographs this room has some areas of restricted head height.

### SEPARATE SHOWER

Fitted thermostatic shower and tray, tiled walls, tiled floor, heated chrome towel rail, smooth finish ceiling with inset extractor downlighters.

### GARAGE/WORKSHOP

Garage 6.05m x 3.23m (19' 10" x 10' 7") Front aspect up and over door, side aspect upvc opaque double glazed windows, eaves storage, power and light, space for workbenches/shelving, door to workshop to rear.

Workshop 4.08m x 3.23m (13' 5" x 10' 7") Rear aspect upvc door, rear and side aspect upvc opaque double glazed windows, space for workbenches/shelving, power and light, external double power socket to rear.

Agents Note: Currently used as a workshop and for storage this space could lend itself to a number of uses including home office or Gym.

### FRONT OF PROPERTY

Shingled driveway offering off road parking for 2/3 cars and giving access to detached garage/workshop, pedestrian gate leading into landscaped front garden being mainly laid to lawn with shaped borders and pedestrian gate to courtyard extending to side of property, outside tap and gas meter cabinet.

### REAR GARDEN

Southerly aspect low maintenance terrace garden with rockery and shrub borders, space for greenhouse, panel fencing to sides and rear, courtesy lighting.

### 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.

