



**134 Ship Lane, FARNBOROUGH, Hampshire GU14 8BJ**

**Guide Price £700,000 Freehold**

JIGSAW ESTATES HAMPSHIRE are delighted to bring to the market this beautiful and characterful extended home. The property is situated within walking distance of local parks, schools and pubs and boasts fantastic commuting links with Farnborough Main, Farnborough North and Frimley train station all within walking distance. Farnborough Main offers regular services to London Waterloo in just 36 mins whilst Farnborough North offers services to Guildford , Reading and Gatwick. Additionally, the M3 and A3 are easily accessible with links to the M25 and the south coast.

Accommodation on the ground floor comprises; a welcoming entrance hall with, an open-plan three-zone family living space in the extension across the rear of the house including; a modern fully fitted kitchen with breakfast bar, a living space with double glazed french doors to the secluded rear garden and a dining room with feature fireplace. A spacious sitting room is located at the front of the house which also features a fireplace. Also downstairs is a modern cloakroom and utility room. Upstairs are four bedrooms, three of which are generous double rooms. The main bedroom has an en-suite shower room and there is also a four-piece family bathroom with roll top bath and walk-in shower.

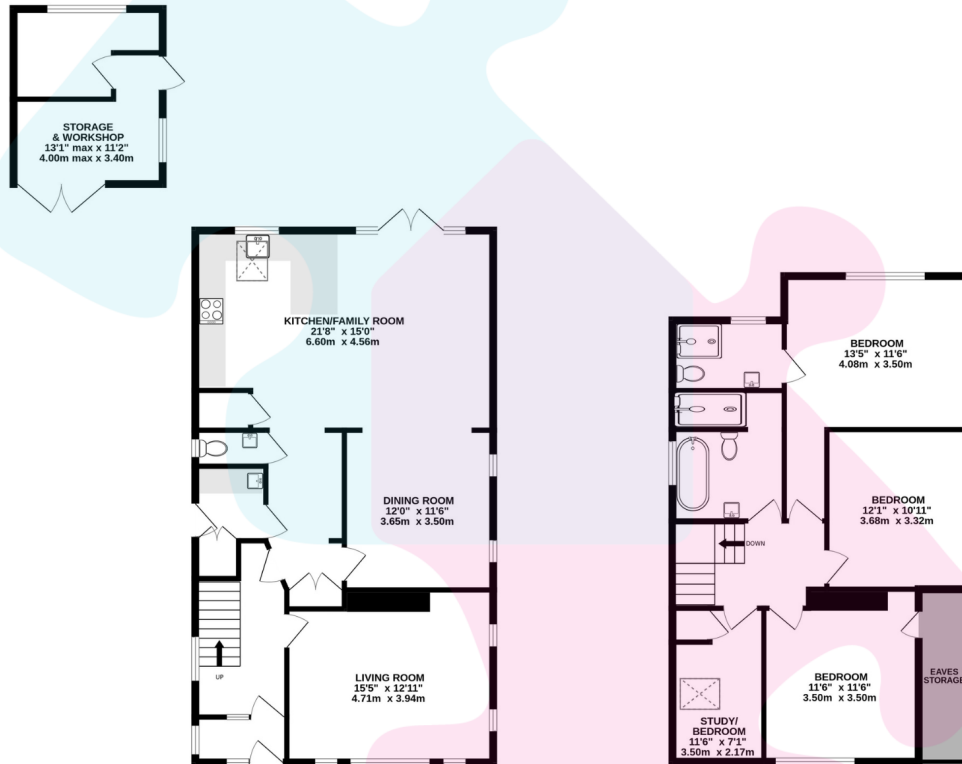




- EXTENDED CHARACTERFUL DETACHED HOME
- FOUR BEDROOMS (EN-SUITE TO MAIN BEDROOM)
- CLOAKROOM & UTILITY ROOM
- GARAGE/OUTBUILDING (TO REAR OF PROPERTY)
- COUNCIL TAX BAND = E
- THREE ZONE OPEN PLAN LIVING SPACE
- SPACIOUS SITTING ROOM WITH FEATURE FIREPLACE
- LARGE SECLUDED REAR GARDEN
- WALKING DISTANCE TO FARNBOROUGH MAIN + NORTH AND FRIMLEY STATIONS

GROUND FLOOR  
1027 sq.ft. (95.4 sq.m.) approx.

1ST FLOOR  
726 sq.ft. (67.5 sq.m.) approx.



RESTRICTED HEAD HEIGHT IN STUDY/BEDROOM

TOTAL FLOOR AREA: 1753 sq.ft. (162.9 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+)	63	80
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

