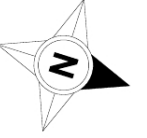
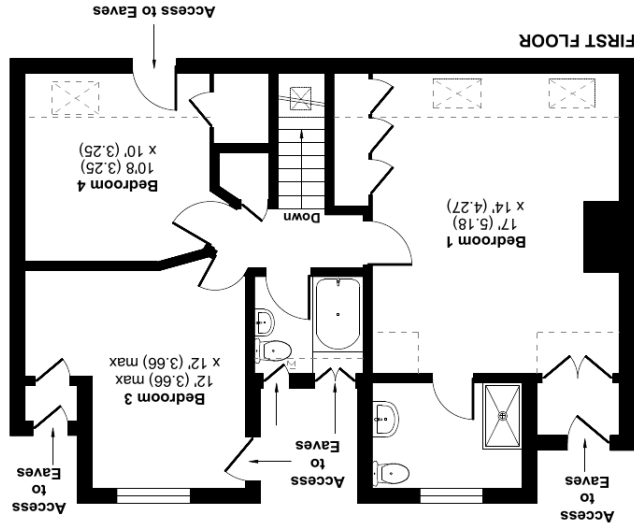
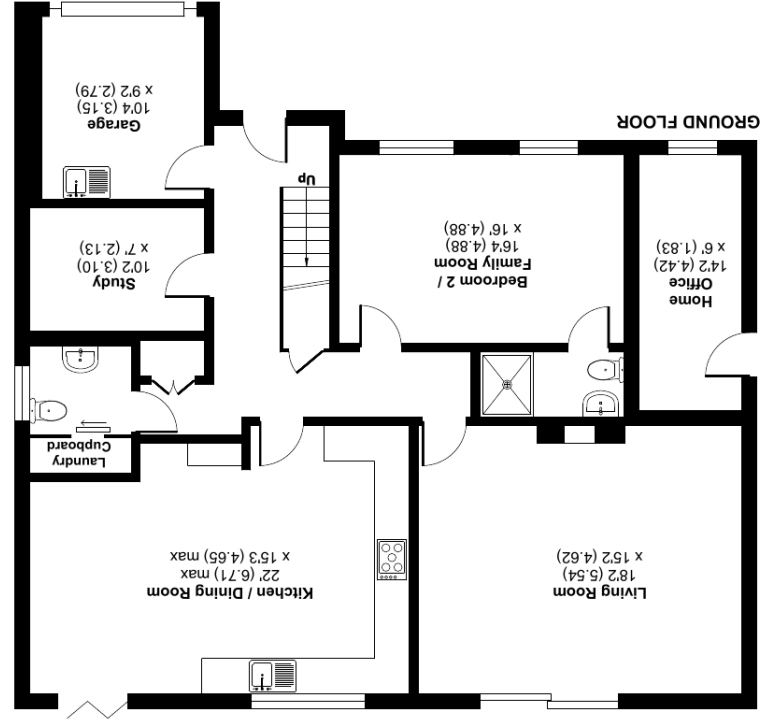


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024.
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Chartwell, Farnham, GU9

Approximate Area = 1712 sq ft / 159 sq m
 Limited Use Area(s) = 123 sq ft / 11.4 sq m
 Garage = 95 sq ft / 8.8 sq m
 Home Office = 85 sq ft / 7.8 sq m
 Total = 2015 sq ft / 187 sq m

For identification only - Not to scale

Denotes restricted head height

England, Scotland & Wales	
Energy Efficiency Rating	Potential
A (92+)	Very energy efficient - lower running costs
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	Not energy efficient - higher running costs
G (1-20)	
72	Current
82	Potential





Description

A spacious and well presented detached home situated in a small private road. The house has been extended and much improved by the current owners and offers flexible accommodation which would suit families of all ages as well as downsizers looking for a quiet, friendly cul de sac. The central hallway is a welcoming space, with engineered oak flooring, a cloaks cupboard and under stairs cupboard, as well as a cloakroom/w.c. with tiled floor and laundry cupboard with space for washing machine and tumble dryer. The fabulous kitchen/dining room is the hub of the home; a great room for family living and entertainment. The main feature is a 'Farnham Furnishers' painted solid oak kitchen with a wide range of cupboards and drawers, island unit, unpolished rockface granite worktops, a range cooker and space for further appliances. The large dining area has space for a large table and chairs and bi-fold doors leading to the rear garden. The generous living room also offers doors to the rear garden, as well as a log burner. To the front of the house is a good size bedroom with an en-suite shower room, which would make a great guest suite, au pair suite or teenage den. For those working from home, there is a study as well as a further study/home office which is accessed via its own external door, providing privacy and quiet. On the first floor are three bedrooms, all with built in wardrobes and eaves storage areas. The master bedroom benefits from air conditioning and a re-fitted en-suite shower room with walk in shower, vanity sink unit, w.c. and ladder style radiator. The other two bedrooms are served by a family bathroom, comprising panel enclosed bath with independent shower over, wash basin, w.c., ladder style radiator and skylight window. To the front of the house is a shingle driveway providing off road parking for 3-4 cars, an EV charging point and a handy garage store with a sink unit. The private rear garden is mainly laid to lawn, with a generous patio area and is enclosed by wood panel fencing, with shared access down both sides of the house and an outside tap. Viewings are highly recommended in order to fully appreciate all that this lovely home has to offer.



Chartwell is situated in a sought after part of Farnham, within walking distance of Weydon and St Peters Schools and only 2 miles from Farnham's elegant Georgian town centre and mainline station. Outdoor pursuits can be enjoyed at Bourne Woods, Alice Holt Forest and Frensham Ponds. The house is set in a small cul de sac of similar homes, accessed via a private drive, owned by the 9 houses. Everyone contributes £325 per annum. The property receives all mains services and the water supply is metered. Further benefits include sealed unit double glazing and gas central heating. Superfast broadband is available in the area and mobile signal varies depending on network provider. Buyers should carry out their own onsite checks.



Directions

Follow the private drive off Shortheath Crest into Chartwell and the house will be found on your right hand side.

Local Authority

Waverley
Band F

