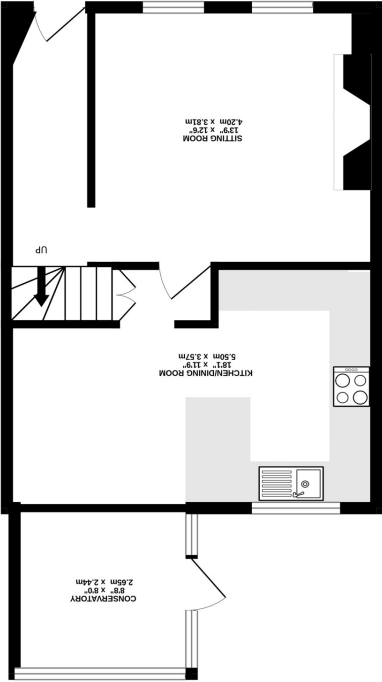
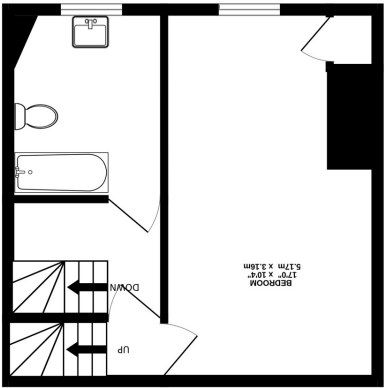


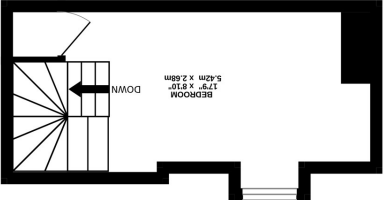
GROUND FLOOR (48.2 sq.m.) approx.



1ST FLOOR (29.3 sq.m.) approx.



2ND FLOOR (13.3 sq.m.) approx.



TOTAL FLOOR AREA : 998sq.ft. (92.7 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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Description

This charming property, dating back to the 1700s, boasts a wealth of character throughout, including exposed beams, sash windows, and an inglenook fireplace, offering a unique blend of history and warmth.

The ground floor features a front-facing living room with a striking fireplace and exposed beams, creating a cozy atmosphere. The living room leads into the kitchen/dining area, which enjoys views of the private rear garden. The kitchen is equipped with an array of eye- and base-level units, integrated appliances, and space for freestanding white goods. A breakfast bar and dining area make this space the heart of the home. The conservatory, accessible from the kitchen, opens to the courtyard, perfect for enjoying the outdoors.

The first floor includes the main bedroom, which offers views of West Street, and a family bathroom with a fitted bath, wash hand basin, and WC.

The second floor features a second bedroom with a beamed ceiling, adding to the home's historic charm.

The garden is predominantly laid to lawn, bordered with mature flowers and shrubs, creating a serene environment. A delightful courtyard area with steps leads up to the lawn, enhancing the outdoor space.

Features - * Grade II Listed cottage * Town centre location * 2 Bedrooms * 1st floor bathroom * Kitchen/diner overlooking rear garden * Conservatory * Sitting room with inglenook fireplace * Lovely rear garden* Circa 997 sq.ft.* No onward chain

Material Information - Located within the Conservation area, gas fired heating, all mains services, mobile signal likely with all providers outside and ultrafast broadband available.

Directions

Proceed out of Farnham via West Street where 71 can be found along on the right before Manory House.

Local Authority

Waverley
Band D

