



46a Bramble Orchard, Folly Lane North, Farnham, Surrey. GU9 0HX.
Guide Price £775,000

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Description

This detached family home is situated in a pretty no through lane and enjoys stunning far reaching views. The generously proportioned accommodation would suit families of all ages and includes a spacious entrance hall, large double aspect lounge/dining room with log burner, family room, study, fitted kitchen and a utility/cloakroom w.c. On the first floor are four bedrooms all with built in wardrobes, two en-suite shower rooms and a family bathroom. The house enjoys an extensive wraparound garden with south and westerly aspects and a high degree of privacy. To the front is a gated block paved driveway providing ample off road parking and leading to a double garage which has partly been sectioned off to create a workshop/gym. Offered for sale without the complication of an onward chain, viewings are highly recommended to fully appreciate all that this lovely home has to offer.



The property is situated within walking distance of Farnham's beautiful 320 acre park and schools, shops and the elegant Georgian town centre, are all within a short drive. Ultrafast broadband is available in the area and outdoor mobile signal is likely on all networks. For inside reception, buyers should carry out their own onsite checks. The house benefits from double glazing, gas central heating, all mains services and the water supply is not metered.

Directions

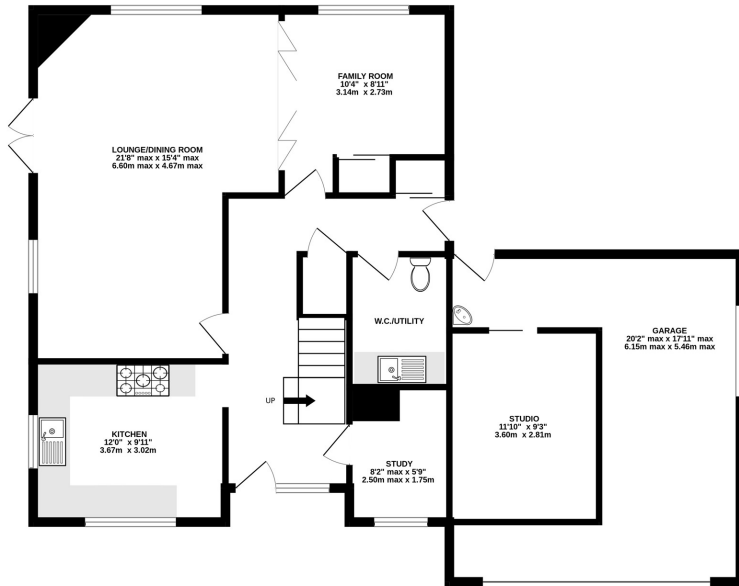
Proceed down Folly Lane North and the house will be found on your right, directly opposite the turning into Hope Lane.

Local Authority

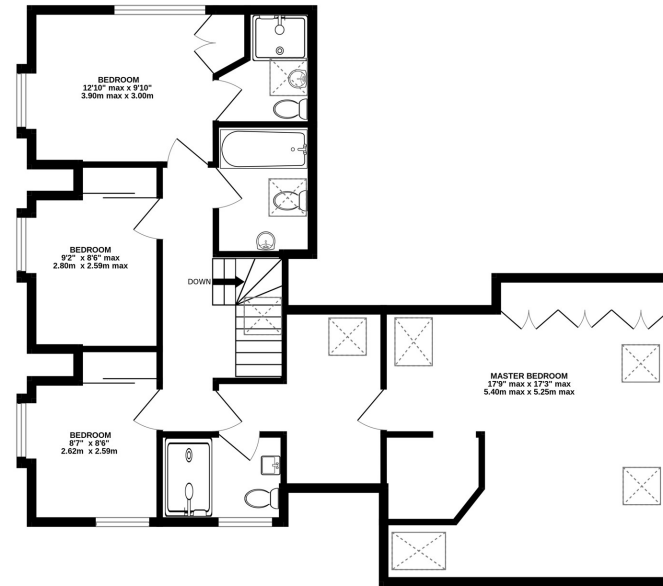
Waverley
Band F



GROUND FLOOR
1142 sq.ft. (106.1 sq.m.) approx.



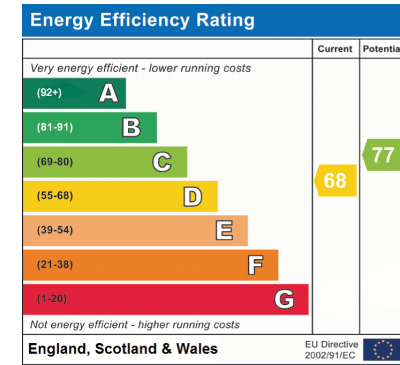
1ST FLOOR
901 sq.ft. (83.7 sq.m.) approx.



RESTRICTED HEAD HEIGHT IN SOME AREAS OF 1ST FLOOR

TOTAL FLOOR AREA : 2044 sq.ft. (189.9 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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