



TOTAL FLOOR AREA : 1384 sq.ft. (128.6 sq.m.) approx.
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PROPERTY MISDESCRIPTIONS ACT 1991
The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



45 Tarn Close
Farnborough, Hampshire GU14 0RP
Offers in Excess of £600,000 Freehold

A stunningly presented detached family home situated at the end of a cul-de-sac on the sought after Broadmead development in Southwood enjoying idyllic views over Southwood Country Park. Accommodation comprises entrance hall, cloakroom, living room, refitted kitchen, utility room, superb family room opening onto decked terrace, principal bedroom with ensuite and Juliet balcony giving south facing views over the country park, second bedroom with ensuite, three further bedrooms, bathroom. Finished to a high specification throughout the property also features a low maintenance garden with outdoor kitchen area, off road parking for three vehicles. EER 'C'

GROUND FLOOR

ENTRANCE HALL

Front aspect multi-point locking composite door with opaque glazed insert, side aspect upvc opaque double glazed window, door to cloakroom, glazed door to living room, stairs to first floor, radiator, 'Karndeane' flooring, smooth finish ceiling with inset downlighters.

CLOAKROOM

Front aspect upvc opaque double glazed window, two piece suite comprising cistern enclosed wc, vanity unit inset wash basin with mixer tap and storage cabinet below. Half height tiled walls, 'Karndeane' flooring with 'Devi' underfloor heating, cabinet housing consumer unit, smooth finish ceiling.

LIVING ROOM

5.38m x 3.49m (17' 8" x 11' 5") max. Front aspect upvc double glazed window, feature fireplace surround with polished stone hearth and coal effect gas fire, Cable feed, radiator, 'Karndeane' flooring, glazed door to kitchen, smooth finish ceiling with inset downlighters.

KITCHEN

4.48m x 2.73m (14' 8" x 8' 11") Rear aspect upvc double glazed window, range of eye and base level units finished with quartz work surfaces with matching upstand and splashback and inset ceramic basin with swan neck mixer tap. 'Neff' five ring gas hob below extractor, twin fan assisted 'Neff' ovens, 'Neff' microwave oven, integrated 'Bosch' dishwasher and 'Beko' washing machine. Corner carousel unit, integrated bin storage drawer, under unit LED lighting, 'Karndeane' flooring with 'Devi' underfloor heating, squared arch to family room, smooth finish ceiling with inset downlighters.

FAMILY ROOM

9.63m x 4.53m (31' 7" x 14' 10") narrowing to 2.06m in dining area. Complimentary range of units with recess suitable for 'American' style fridge/freezer, integrated wine cooler and corner carousel unit, quartz work surface and upstand. Glazed door to utility room, side aspect upvc double glazed twin opening doors with matching upvc double glazed side panels to decked terrace giving views into country park. Cable feed, 'Karndeane' flooring with 'Devi' underfloor heating, space suitable for dining table and chairs, smooth finish ceiling with inset downlighters.

UTILITY ROOM

2.43m x 1.75m (8' 0" x 5' 9") Front aspect upvc double glazed window, complimentary range of eye and base level units with quartz work surfaces and upstand, space for tumble dryer, 'Karndeane' flooring with 'Devi' underfloor heating, smooth finish ceiling with inset downlighters

FIRST FLOOR

LANDING

Doors to all bedrooms and bathroom, side aspect upvc double glazed window, smooth finish ceiling with inset downlighters, hinged hatch with sprung timber ladder giving access to part boarded loft space with light housing steel cylinder tank and pressure vessel.

PRINCIPAL BEDROOM

4.5m x 4.45m (14' 9" x 14' 7") max narrowing to 2.00m. Side aspect upvc double glazed window, door to ensuite, twin opening upvc double glazed doors with matching upvc double glazed side panels and Juliet balcony offering stunning south facing views over Southwood Country Park, recess suitable for large wardrobe, radiator, smooth finish ceiling with uplighters and downlighters and inset solar powered double glazed Velux windows.

ENSUITE

Three piece suite comprising cistern enclosed wc, vanity unit inset wash basin with mixer tap and storage cabinet below, panel enclosed bath with flush fitted controls and rainfall shower over. Glass shower screen, fitted mirror with LED light, heated chrome towel rail, mainly tiled walls, 'Karndeane' flooring, smooth finish ceiling with inset downlighter and extractor.

BEDROOM TWO

3.51m x 2.6m (11' 6" x 8' 6") Front aspect upvc double glazed window, radiator, recess suitable for wardrobe, door to ensuite, smooth finish ceiling with inset downlighters.

ENSUITE

Side aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, vanity unit inset wash basin with mixer tap and storage cabinet below, shower cubicle with flush fitted controls and rainfall shower. Mainly tiled walls, heated chrome towel rail, 'Karndeane' flooring, fitted mirror with LED lighting, smooth finish ceiling with inset downlighters and extractor.

BEDROOM THREE

3.20m x 2.43m (10' 6" x 8' 0") Rear aspect upvc double glazed window, radiator, smooth finish ceiling with inset downlighters.

BEDROOM FOUR

2.89m x 2.40m (9' 6" x 7' 10") Front aspect upvc double glazed window, radiator, smooth finish ceiling with inset downlighters, hatch giving access to roof void.

BEDROOM FIVE

2.65m x 1.75m (8' 8" x 5' 9") Front aspect upvc double glazed window, radiator, 'Karndeane' flooring, smooth finish ceiling with inset downlighter.

BATHROOM

Three piece suite comprising cistern enclosed wc, vanity unit inset wash basin with mixer tap and storage cabinet below, panel enclosed bath with flush fitted controls and rainfall shower. Glass shower screen, mainly tiled walls, heated chrome towel rail, 'Karndeane' flooring, fitted mirror with LED lighting, smooth finish ceiling with light tunnel, inset downlighters, extractor.

OUTSIDE

REAR GARDEN

Side gate giving access to paved area with timber built outdoor kitchen with water tap and power points leading onto decked terrace offering superb space for outdoor dining/entertaining and enjoying south facing views into Southwood Country Park, raised flower bed border, area of artificial lawn to rear, timber built summerhouse with twin opening doors to side and rear ,tiled floor, power and wood burning stove.

FRONT OF PROPERTY

Block paved frontage offering off road parking for three vehicles and access to timber built storage shed.

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

