

The Topiary, Farnborough Three Bedroom Linked-Detached



The Topiary, Farnborough, Hampshire, GU14 0RA

Property

Located on a quiet no-through road in the ever-popular Southwood development in Farnborough, this beautifully presented three-bedroom home offers bright and airy living throughout. Conveniently positioned close to local schools, shops, and amenities, the property also provides excellent transport links, including easy access to Farnborough mainline station and the M3 motorway.

Ground Floor

The home opens with a welcoming entrance porch leading to a cloakroom and a spacious, well-proportioned living room with stairs rising to the first floor. To the rear, the kitchen/breakfast room enjoys views of the garden and features a stylish range of oyster Shaker-style base and wall units, complemented by bamboo work surfaces and a Belfast sink. Integrated appliances include an oven, hob, extractor fan, fridge, freezer, dishwasher, and washing machine, making it a fully equipped space for modern living.

First Floor

Upstairs, the property offers three bedrooms and a family bathroom. The generous master bedroom benefits from a fitted wardrobe and a private en-suite shower room. The remaining two bedrooms are well-sized, ideal for children, guests, or use as a home office, and are served by a well-appointed family bathroom.

Outside

To the front of the property is a lawned area, driveway parking, and access to a garage. The rear garden provides a private outdoor space with a patio area for seating, a lawn for children or pets to enjoy, and is enclosed by a mix of fencing, hedges, and mature shrubs. The home is also conveniently located near Southwood Infant School, Morrisons supermarket, a community centre, and a doctor's surgery—making it ideal for families and professionals alike.

Location

Southwood Country Park is a 57-hectare area of natural green open space in Farnborough, with a café, field centre and playground, which can be walked to in about ten minutes. Farnborough is situated in northeast Hampshire, close to the Surrey border. The town offers excellent transport links and is located thirty-five miles southwest of London, directly to the south of junction 4 of the M3 motorway. Farnborough is served by three railway stations, Farnborough Station on the mainline from London Waterloo, Farnborough North and North Camp Stations which are both on the line between Reading and Gatwick.

Since 2003 Farnborough Airport has been an international business airport operated by TAG Aviation. The Farnborough International Air Show takes place at the airport on even numbered years. Farnborough has excellent shopping facilities and a multiplex cinema complex. Nearby, The Meadows has superstores including Marks & Spencer and Next. There are a wide range of well-respected schools in both the state and private sector.



















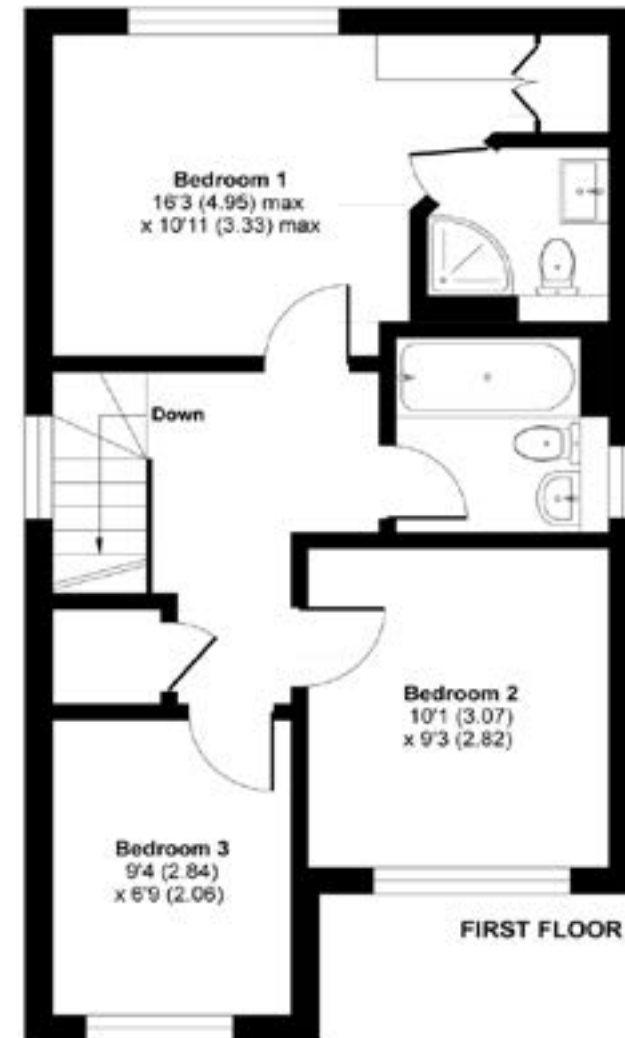
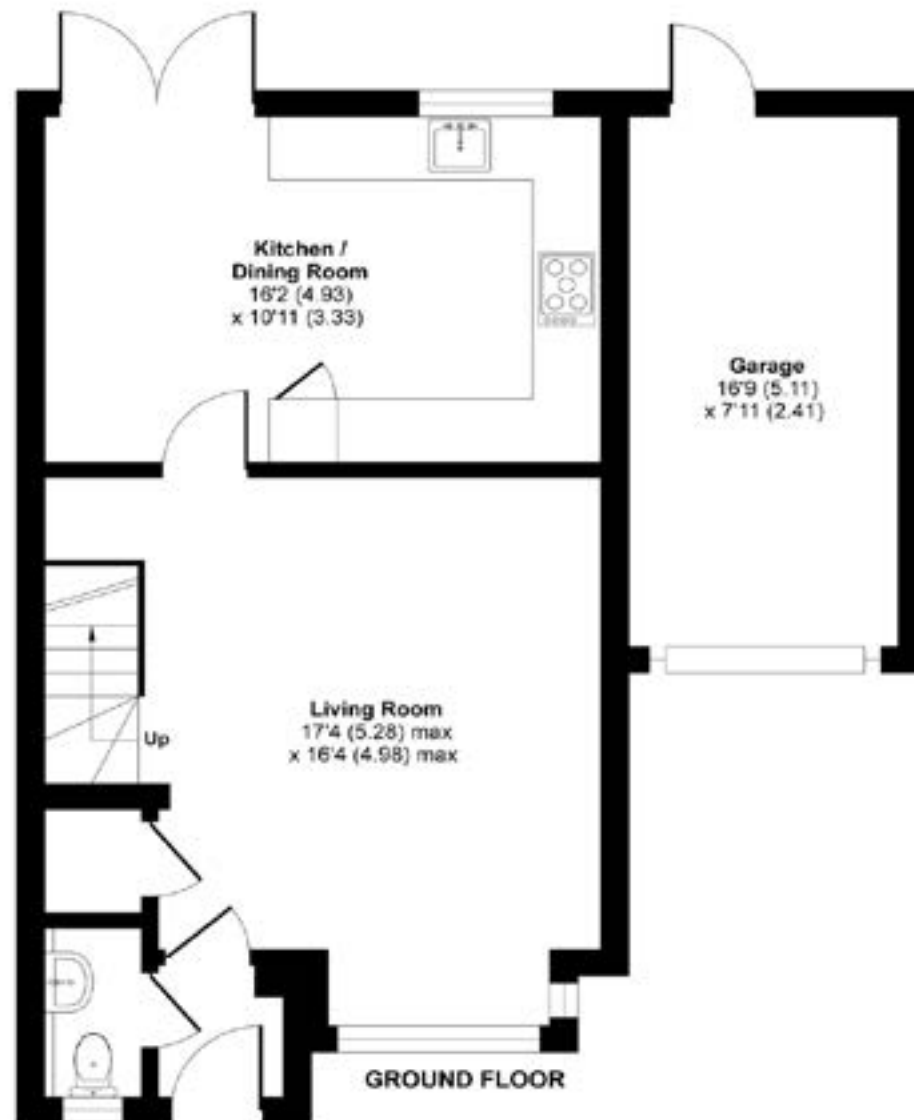




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Approximate Area = 1078 sq ft / 100.1 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2020. Produced for McCarthy Holden. REF: 573158

Places of interest

A selection of photographs showing various locations in and around Fleet & Farnham are shown below.



Fleet Pond



Rail Line/Fleet Pond



Mainline Railway Station



Basingstoke Canal



Fleet High Street

Consumer Protection Regulations

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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Services & Material Information

Water – Mains
Drainage - Mains
Gas – Mains
Electric – Mains
Heating – Gas Central Heating

Materials used in construction - Brick, Timber Framed, Tiled roofs
EPC - C (72)
Broadband Checker - <https://www.openreach.com/fibre-broadband>
Mobile Signal - Unknown, depends on carrier
To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>

Directions - Postcode GU14 0RA

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing
Telephone sole agents
McCarthy Holden: 01252 620640

Local Authority
Hart District Council
Tax Band E

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