



15 Winchester Street, FARNBOROUGH, Hampshire GU14 6AJ

£385,000 Freehold

JIGSAW ESTATES HAMPSHIRE are delighted to bring to the market this beautifully presented characterful home in the conservation area of South Farnborough. This cottage has been thoughtfully modernised by the current owner producing a modern, stylish home whilst retaining the period ambiance.

Ideally located within walking distance to the local shops, cafes and restaurants and also North Camp station. Just a short drive away you also have; Farnborough airport, the mainline station to London, Farnborough town centre and also the M3 and A331 are very accessible.

Accommodation comprises; a spacious living room complete with a log burning stove, herringbone patterned flooring and sliding sash windows with fitted shutters. The living room opens to a large dining room where the herringbone flooring flows through and the stairs to the first floor are. Adjacent to the dining room is a modern, contemporary style kitchen with composite stone worktops, and integrated appliances including a fridge/freezer and washing machine. There is also a double glazed door leading to



GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 670 sq.ft. (62.3 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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- STYLISHLY MODERNISED BY THE CURRENT OWNER
- LOG BURNING STOVE IN THE LIVING ROOM
- REFITTED CONTEMPORARY STYLE KITCHEN
- SLIDING SASH DOUBLE GLAZED WINDOWS WITH FITTED SHUTTERS
- COUNCIL TAX BAND = C
- PERIOD FEATURES
- TWO GENEROUS BEDROOMS
- SPACIOUS DINING ROOM
- A BEAUTIFULLY DESIGNED BATHROOM

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

