



72 Copse Avenue, Weybourne, Farnham, Surrey. GU9 9EA.  
Guide Price £600,000





## Description

A well-presented detached family home situated on a sought-after road in Farnham, offering spacious accommodation and an attractive rear garden. The property benefits from a generous plot extending to approximately 0.14 acres and is ideally located within walking distance of Rowhills Nature Reserve and All Hallows School.

Accommodation:

Entrance Hall: A welcoming space with access to the main rooms and stairs to the first floor.

Cloakroom/WC: Conveniently located off the entrance hall, featuring a modern WC and hand basin.

Lounge: A well-proportioned room with ample natural light, perfect for relaxing or entertaining.

Family Room: A versatile space ideal for family living, offering flexibility for a variety of uses. Feature fireplace not operational.

Kitchen/Breakfast Room: A spacious room with integrated appliances and ample work surfaces. The kitchen enjoys views over the beautifully landscaped rear garden, making it a lovely space for family meals.

First Floor:

Master Bedroom: A spacious double bedroom with the added benefit of access onto a private balcony, which overlooks the rear garden. This room also features an en-suite dressing area with a built-in wardrobe and basin.

Two Additional Double Bedrooms: Both are generously sized, offering excellent space for family or guest use.

Modern Family Shower Room: Recently updated, this modern shower room (formerly a bathroom) provides a stylish and functional space with contemporary fixtures and fittings.

Outside:

Rear Garden: Professionally landscaped and enclosed on all boundaries, offering a private and peaceful space to enjoy outdoor living. The garden provides a well-maintained lawn, patio area, and established planting. Front Garden: An open-plan artificial lawn for low-maintenance appeal. Driveway and Garage: A driveway providing off-road parking for one vehicle and a single garage for additional storage or parking.

Location:

This property is ideally located close to Rowhills Nature Reserve, offering plenty of opportunities for walking and outdoor activities. All Hallows School is also within easy walking distance, making this an ideal location for families. Summary: A beautiful detached family home offering well-balanced accommodation and an exceptional garden, all within a peaceful and convenient location in Farnham. Perfect for those seeking a spacious, move-in ready home with excellent local amenities and transport links nearby.

Material Information - Gas fired central heating (Warm air). All mains services. Upvc double glazed windows. Ultrafast broadband available and mobile signal likely with all providers.

## Directions

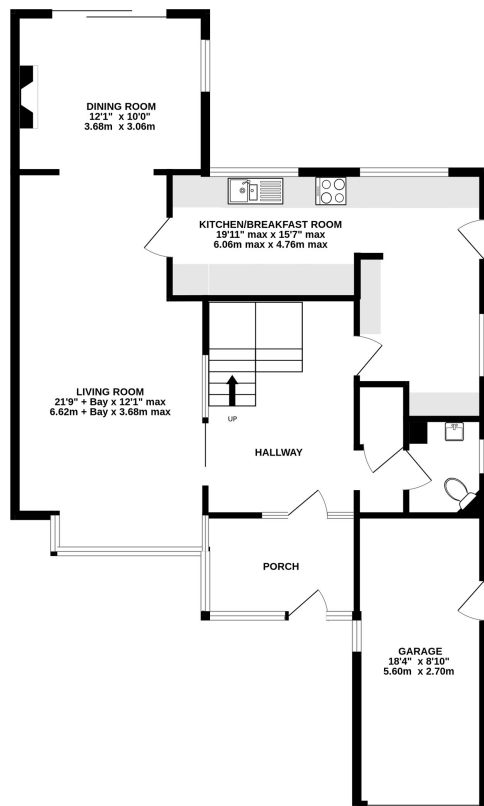
SAT NAV GU9 9EA

## Local Authority

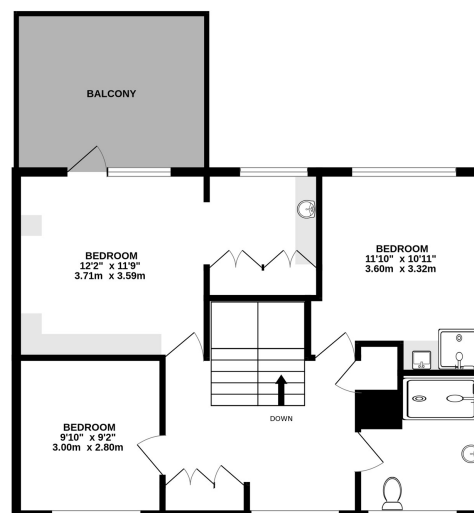
Waverley

Band F

GROUND FLOOR  
985 sq.ft. (91.6 sq.m.) approx.



1ST FLOOR  
638 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA: 1623 sq.ft. (150.8 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	61	79
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

15 Downing Street , Farnham, Surrey, GU9 7PB

Tel: 01252 718018

Email: sales@keatsfearn.co.uk

Web: www.keatsfearn.co.uk

keatsfearn

Disclaimer: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.



