



9 Parkland Grove, Weybourne, Farnham, Surrey. GU9 9HA.  
OIEO £800,000

- Sought after unmade lane
- Adjoining Rowhill Nature Reserve
- South West facing 0.2 acre plot
- Double garage and driveway
- Ideally located for local schools
- Lounge and separate dining room
- Kitchen/breakfast room
- Conservatory
- Four/five bedrooms
- Shower room and en-suite shower

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	69
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Description

An extended family home at the end of a sought-after unmade road adjoining the 55-acre Rowhill Nature Reserve, set on a circa 0.2-acre plot with a south-westerly aspect. Offered for sale for the first time in 50 years, the house would benefit from modernisation. Accommodation includes entrance hall, living and dining rooms with fireplaces, conservatory, kitchen/breakfast room, and cloakroom/WC. Upstairs: four double and one single bedroom, family shower room, and en-suite. Generous rear garden, gated front driveway, and double garage.

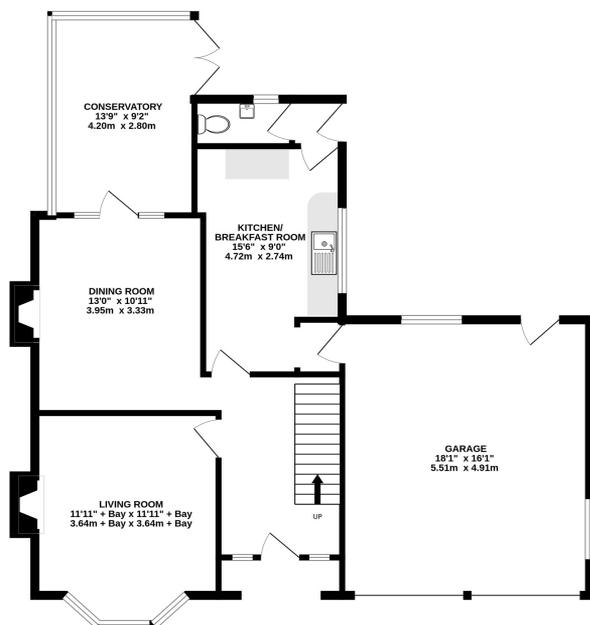
## Directions

Sat Nav Ref: GU9 9HA

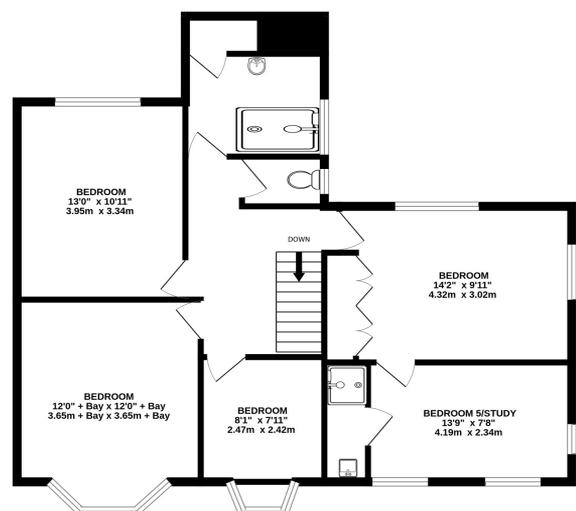
## Local Authority

Waverley  
Band F

GROUND FLOOR  
994 sq.ft. (92.4 sq.m.) approx.



1ST FLOOR  
851 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA: 1845 sq.ft. (171.4 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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For clarification we wish to inform prospective purchasers/tenants 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.