

Trinity Fields
Four Bedroom Detached



Trinity Fields, Farnham, Surrey, GU9 0SB

The Property

This well presented extended detached family home offers the perfect blend of comfort and style, nestled in a peaceful cul-de-sac on the edge of Farnham Park.

Ground Floor

The ground floor features a welcoming entrance hall, a spacious living room, and a delightful sunroom that overlooks the mature rear garden.

The recently renovated kitchen provides views of the outdoor space, and there's also a convenient utility room and a modern shower room.

First Floor

Upstairs, there are four generously sized bedrooms and a family bathroom. The principle bedroom also boasts fitted wardrobes.

Outside

The private tiered garden is a peaceful oasis, filled with mature shrubs and bushes. To the front, there's a block paved driveway and a garage for added convenience. This home is ideal for families seeking a quiet and idyllic location, with easy access to Farnham Park's recreational facilities.

Location

The property is situated in Farnham, in an extremely convenient location in The Hart within close proximity to nearby shops including Waitrose. Farnham is an historic former market town lying on the Surrey/ Hampshire border, widely recognised for its attractive architecture.

The town offers extensive cultural, shopping and educational facilities. Within the town is a train station providing direct access to London Waterloo in approximately an hour. The town also lies on the A31 connecting Guildford and the A3 to the east and Winchester to the west. The A331, (Blackwater Valley link road) provides dual-carriageway access to the M3.





















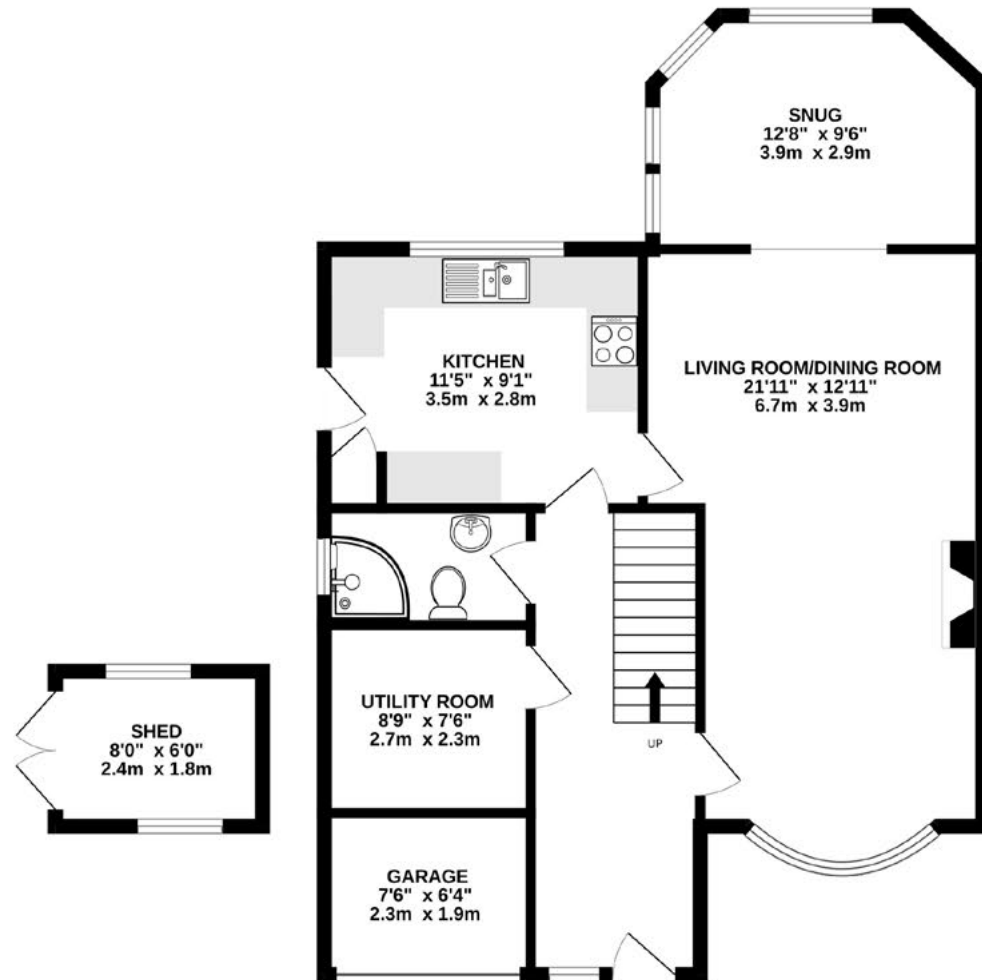




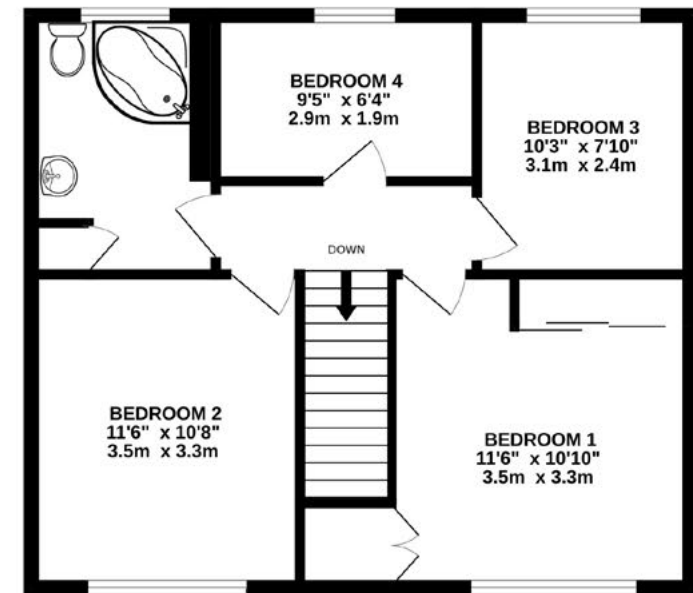




GROUND FLOOR



1ST FLOOR



FOR ILLUSTRATIVE PURPOSES ONLY

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.
Made with Metropix ©2024

Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

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
Gas – Mains
Electric – Mains
Sewage - Mains
Heating – Gas Central Heating

Materials used in construction - Brick, Timber Framed, Tiled roofs
EPC - D (59)
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/>
Accessibility Accommodations - None

Directions - Postcode GU9 0SB. Please contact McCarthy Holden for detailed directions as this property is in a rural location.

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



www.mccarthyholden.co.uk