



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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TOTAL FLOOR AREA : 998sq.ft. (92.7 sq.m.) approx.

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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.





### Description

This charming Grade II Listed property, dating back to the 1700s, offers exceptional value and a rare opportunity for the right buyer to unlock its full potential. While the home retains an abundance of character—such as exposed beams, sash windows, and a classic inglenook fireplace—it does require some updating, making it a fantastic canvas to create a truly unique and personalised living space. The ground floor features a front-facing living room with a striking fireplace and exposed beams, providing a warm and inviting atmosphere. This flows into the kitchen/dining area, which benefits from views over the private rear garden. The kitchen includes a range of eye- and base-level units, integrated appliances, and space for freestanding white goods, along with a breakfast bar and dining space at its heart. A conservatory off the kitchen opens onto a charming courtyard—ideal for enjoying outdoor living. Upstairs, the main bedroom overlooks West Street and is complemented by a family bathroom with fitted bath, wash hand basin, and WC. The second floor houses a second bedroom with a beamed ceiling, adding to the home's historic appeal. The garden is predominantly laid to lawn and bordered by mature flowers and shrubs, creating a peaceful setting. A delightful courtyard area with steps leads to the lawn, enhancing the outdoor space's versatility. Situated within a Conservation area, the property benefits from gas-fired heating, all mains services, ultrafast broadband, and mobile signal likely available from all providers outside. With some thoughtful updating, this home offers huge potential to create a beautiful blend of historic charm and modern living, making it excellent value for those looking to invest in a characterful property with scope to personalise.



### Directions

Proceed out of Farnham via West Street where 71 can be found along on the right before Manory House.

### Local Authority

Waverley  
Band D

