



12 Heathyfields Road, Farnham, Surrey. GU9 0BN.  
£1,165,000

**keats**fearn



## Description

A well presented family home set in an unmade, tree lined lane on the semi rural northern fringe of Farnham. The generous and flexible accommodation includes a fabulous kitchen/breakfast/family room, utility room, living room with ceiling lantern and doors to the rear garden, dining room/study and cloakroom/w.c. On the first floor are three double bedrooms served by a contemporary family bathroom and on the second floor the master suite features skylight windows with treetop views, a dressing room and ensuite shower room. A detached, self contained annexe offers a kitchen and shower room to the ground floor and bedroom and living room to the first floor. Ideal as a teenage space or guest accommodation. The house is set on a south facing mature plot of 0.22 acres and offers a high degree of privacy. The garden is mainly laid to lawn with attractive flower and shrub borders and patio areas, ideal for entertaining or just soaking up the sun. To the front of the house is a detached garage and a driveway providing off road parking for 4 cars.

Heathyfields Road is only 1.5 miles from the town centre and a short walk from stunning walks over open countryside, Caesars Camp and Farnham's beautiful 320 acre historic deer park. Local shops and schools for all ages are available in the area, including the nearby Folly Hill Infants which has recently been rated as outstanding. The mainline station with regular service to Waterloo is within 2.5 miles. The house benefits from all mains services, gas central heating, and double glazing. Viewings are highly recommended to appreciate all that this lovely home has to offer.

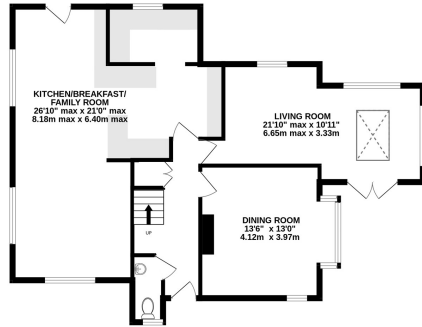
## Directions

Sat Nav Ref: GU9 0BN

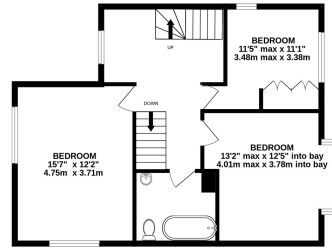
## Local Authority

Waverley  
Band F

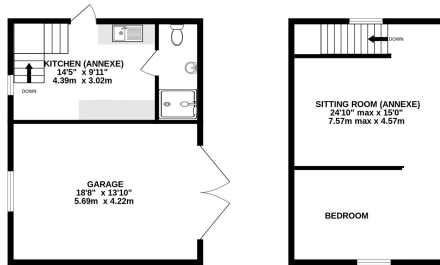
GROUND FLOOR



1ST FLOOR



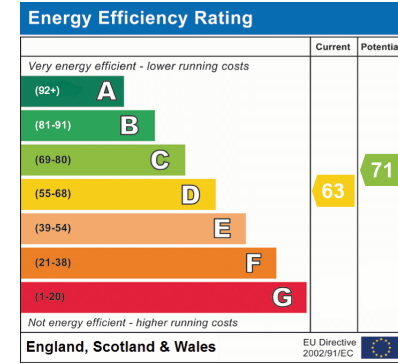
2ND FLOOR

ANNEXE  
796 sq.ft. (74.0 sq.m.) approx.

TOTAL FLOOR AREA : 2960sq.ft. (275.0 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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