



The Firs, Eglinton Road, Rushmoor, Tilford, Farnham, GU10 2DH

www.keatsfearn.co.uk

keatsfearn

* EQUESTRIAN * Detached bungalow * 4 bedrooms * 2 bathrooms * luxury kitchen * superb lounge * overall plot size of approximately 7.29 acres * potential for stabling stp * no chain

Situation

Enviably located on the fringe of this highly regarded and much sought after residential village on the south side of Farnham, some 3 miles from the town's elegant Georgian centre, renowned for its many exclusive shops, pavement cafe's, flower filled courtyards and mainline station offering a fast regular service to Waterloo. The immediate area offers wonderful opportunities for riding, walking and golf. The area is also well served by both state and independent schools for children of all ages, and Frensham Ponds are only a few minutes away by car.

Description

The Firs is a very individual single storey dwelling which offers well-proportioned family accommodation. All of the main rooms enjoy delightful views over the grounds and features include gas-fired under-floor heating and upvc double glazing.

The triple aspect lounge, with its high vaulted ceiling, is undoubtedly a major selling point; it has an almost full width, full height bay to one wall and separate French doors leading out onto the sun terrace. There is a large kitchen/dining room, equipped with an excellent range of gloss white units, incorporating split level double oven, hob and dishwasher.

The master bedroom has a full length range of fitted wardrobes, French doors leading out into the garden, and a spacious ensuite shower room/W.C. with large walk-in shower. There are 2 further double bedrooms, both with fitted wardrobes, a good sized single bedroom, with fitted wardrobes, a luxuriously fitted family

bathroom with three piece suite and shower and screen over the bath, and a utility room adjoining the kitchen, which is approached via an external door.

Outside, the property is approached over a long shared driveway which sweeps around an area of woodland on one side, with four fenced paddocks to the other side. There is a further small paddock to the south.

Council Tax: Waverley Borough Council - Tax Band G

EPC: C

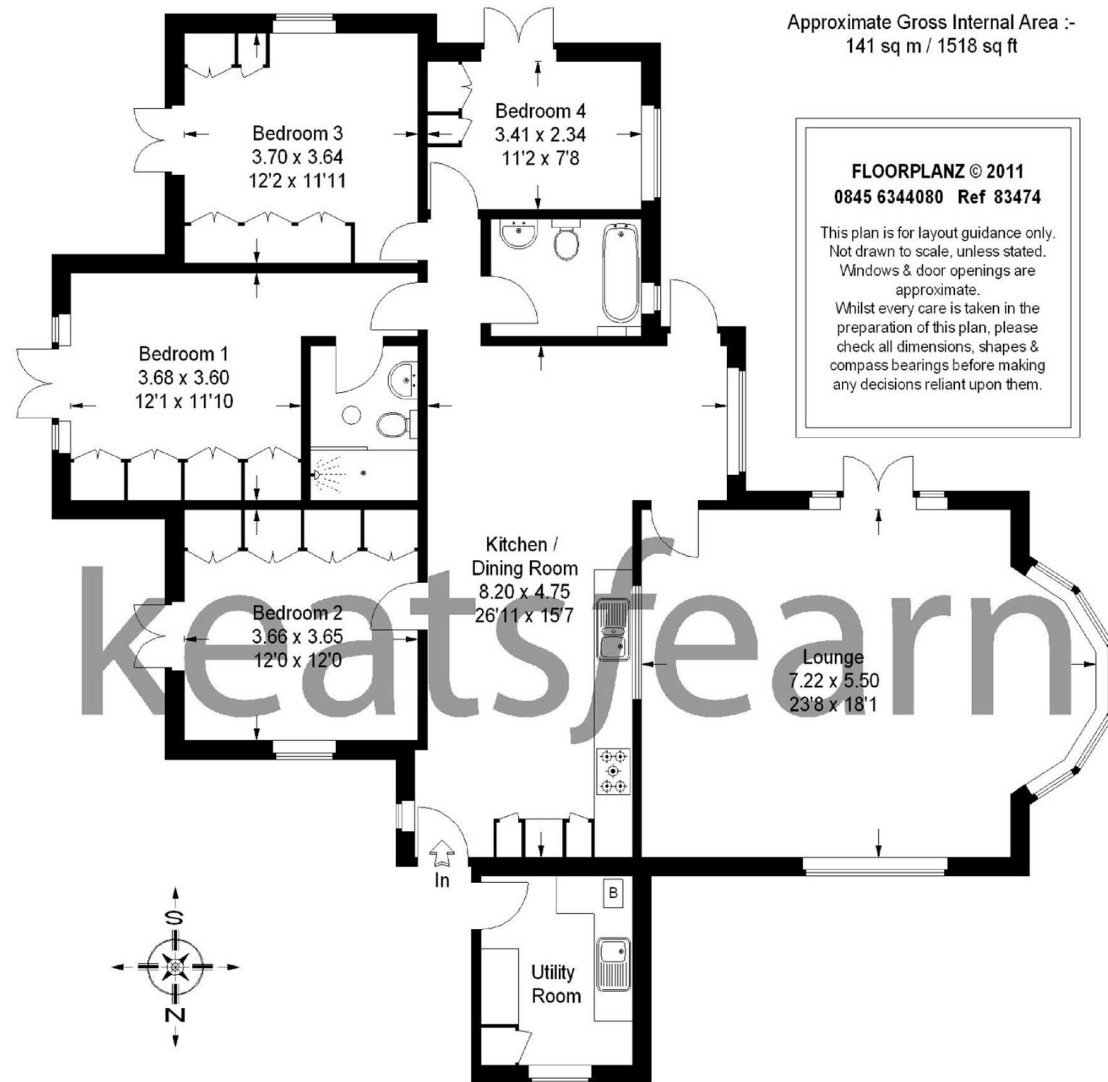


Directions

Proceed out of Farnham along Tilford Road and after crossing the bridge on the approach into Tilford, follow the road around to the right and continue towards Rushmoor. On reaching Rushmoor, take the first turning right into Grange Road and then take the first turning left into Eglinton Road, where the entrance to The Firs will be found on the left hand side.

Price

OIEO £1,100,000



Viewing by strict appointment with Keats Fearn: 01252 718018 or 01252 726711

The services, systems and appliances listed in this specification have not been tested by Keats Fearn and no guarantees as to their operating ability or their efficiency can be given.

The Firs, Eglinton Road, Rushmoor,
Farnham, GU10 2DH

keatsfearn

Farnham Office

15 Downing Street, Farnham, Surrey GU9 7PB
T: 01252 718018 • F: 01252 719029
E: sales@keatsfearn.co.uk

Mayfair Office

Cashel House, 15 Thayer Street, London W1U 3JT
T: 0870 112 7099 • F: 020 7467 5339
E: mayfair@keatsfearn.co.uk



