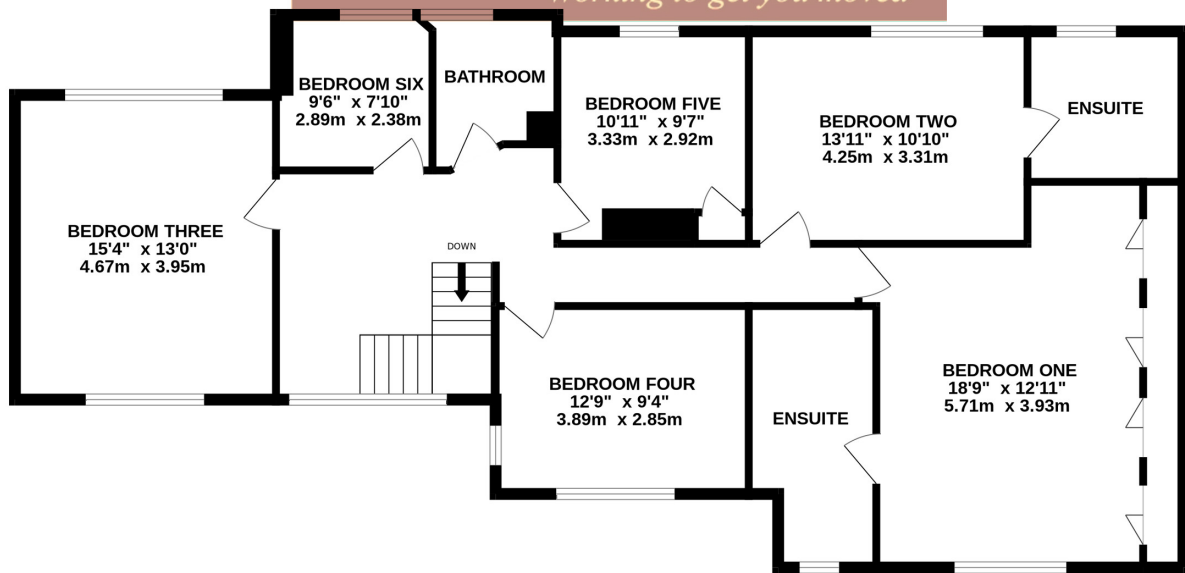


BillinghamMartin
INDEPENDENT ESTATE AGENTS
Working to get you moved



TOTAL FLOOR AREA : 2699 sq.ft. (250.7 sq.m.) approx.

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PROPERTY MISDESCRIPTIONS ACT 1991

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



Tudor Lodge, 182 Farnborough Road

Farnborough, Hampshire GU14 7JL

£925,000 Freehold

A stunningly individual Arts and Crafts Tudor style residence sympathetically extended by the current owner to create an enviable modern family living space whilst retaining many of the properties original features and essence immediately apparent in the reception hall complete with a welcoming Inglenook fireplace. Exposed floorboards, ceiling beams and joists are a feature that is carried on into the dining room and dual aspect living room where the second Inglenook fireplace can be found, the expansive kitchen/breakfast family room boasts a fantastic space for families and visitors alike with tri-folding doors opening onto the rear garden. Upstairs there are four double bedrooms, two of which are ensuite, two further bedrooms are serviced by another bathroom. Located ideally for commuters and families alike the property enjoys easy access to the areas plethora of amenities including Farnborough Mainline Station (Waterloo 37 mins). EER the'

GROUND FLOOR

ENTRANCE PORCH

Loggia style porch with four timber pillars, tiled pitched roof, courtesy light, paved step.

RECEPTION HALL

4.90m x 3.35m (16' 1" x 11' 0") excluding under stair and fireplace recess's. Front aspect studded and braced door with period ironmongery, twin original glazed windows to sides and stone threshold. Stunning staircase to first floor galleried landing with timber and iron crafted balustrade and picture window over looking rear garden, decorative panelling fronting large under stairs cloaks cupboard below. Feature Inglenook fireplace with brick chimney and reclaimed timber beam, exposed floorboards, ceiling beams and joints, doors to cloakroom living room, dining room and storage cupboard.

CLOAKROOM

Front aspect double glazed window, low level wc, corner mounted wash basin with mixer tap, tiled splashback, tiled floor, exposed ceiling beams.

LIVING ROOM

4.65m x 3.98m (15' 3" x 13' 1") excluding fireplace recess. Front aspect double glazed window, rear aspect twin opening double glazed doors to covered terrace with double glazed windows to sides, Inglenook fireplace with cast iron stove, brick chimney and timber beam, radiator, exposed floorboards, ceiling beams and joists.

DINING ROOM

5.31m x 3.81m (17' 5" x 12' 6") Rear aspect window, brick built fireplace with hand crafted intricate detailing, reclaimed timber mantle, cast iron stove and tiled hearth, side aspect studded and braced door to terrace with porch, exposed floorboards. ceiling beams and joists, door to kitchen/breakfast family room.

KITCHEN/BREAKFAST FAMILY ROOM

8.44m x 8.17m (27' 8" x 26' 10") L-shaped room measured to maximum dimensions. Front aspect double glazed windows, fireplace recess with adjacent plumbing and space for 'American' style fridge freezer. Comprehensive range of fitted cabinets with under unit lighting, low profile composite worksurfaces with matching splashbacks and inset double ceramic Butler style sinks with swan neck mixer tap. Space for Range style cooker below extra width canopy with inset downlighters, integrated dishwasher, plumbing and space for washing machine, central island incorporating breakfast bar with suspended light above. Porcelain tiled floor, two radiators, door to garage, recess housing replacement 'Worcester' gas central heating boiler, rear aspect tri-folding doors to garden, smooth finish ceiling with inset downlighters.

TANDEM LENGTH GARAGE

8.45m x 2.80m (27' 9" x 9' 2") Front aspect twin opening timber doors, rear aspect double glazed window and half double glazed door to garden, super steel cylinder tank and pressure vessel, wall mounted consumer unit, power and light.

FIRST FLOOR

GALLERIED LANDING

Doors to all bedrooms and family bathroom, feature exposed fireplace recess with brick arch, smooth finish ceiling with inset downlighters and hinged hatch giving access to part boarded loft space with ladder, light and power.

BEDROOM ONE

5.71m x 3.93m (18' 9" x 12' 11") excluding wardrobes. Rear aspect double glazed window, full length wardrobes offering extensive storage over hanging rail and shelf fronted via four bi-folding doors, radiator, laminate flooring, smooth finish ceiling, door to ensuite.

ENSUITE

Rear aspect opaque double glazed window, four piece suite comprising cistern enclosed wc, floating vanity unit inset wash basin with mixer tap and storage drawers below, free standing bath with mixer tap and shower, shower enclosure with flush fitted thermostatic shower. Heated chrome towel rail, shower board and tiled splashbacks, vinyl flooring, smooth finish ceiling with insert downlighters and extractor.

BEDROOM TWO

4.25m x 3.31m (13' 11" x 10' 10") Front aspect double glazed window, radiator, laminate flooring, two wall light points, smooth finish ceiling, door to ensuite.

ENSUITE

Front aspect opaque double glazed window, three piece suite comprising 'Villeroy Boch' wash basin with mixer tap, low level wc, shower cubicle with 'Bristan' thermostatic shower. Heated chrome towel rail, tiled floor and splashbacks, mirror fronted cabinet, smooth finish with inset downlighters and extractor.

BEDROOM THREE

4.67m x 3.95m (15' 4" x 13' 0") Front and rear aspect double glazed windows, fireplace recess with decorative surround and exposed brick arch, radiator, two wall light points, laminate flooring, picture rail, smooth finish ceiling.

BEDROOM FOUR

3.89m x 2.85m (12' 9" x 9' 4") Rear and side aspect double glazed windows, radiator, vinyl flooring, picture rail, smooth finish ceiling.

BEDROOM FIVE

3.33m x 2.92m (10' 11" x 9' 7") max. Front aspect double glazed window, radiator, wall mounted corner wash basin with mixer tap and tiled splashback, low level wardrobe with shelving over, laminate flooring, picture rail, smooth finish ceiling.

BEDROOM SIX

2.89m x 2.38m (9' 6" x 7' 10") Front aspect double glazed window, radiator, vinyl flooring, picture rail, smooth finish ceiling.

FAMILY BATHROOM

Front aspect opaque double glazed window, three piece suite comprising vanity unit inset 'Savoy' wash basin with mixer tap and storage cabinet below, low level wc, panel enclosed bath with 'Victorian' style mixer tap with shower attachment and cradle and thermostatic shower over. Heated chrome towel rail with column radiator, courtesy light with shaver point, vinyl flooring, tiled walls, smooth finish ceiling.

REAR GARDEN

Mainly laid to lawn garden with hardstanding covered terrace to rear of living room, timber, built summer house to rear (20ft x 10ft) with power and light, currently used as a games room but could lend itself to home office etc. The garden extends approx. 70ft x 50ft and is enclosed by a combination of panel fencing and brick built wall with natural screening to rear, courtesy lighting and external double power point, side access via pedestrian gate to driveway.

FRONTAGE

Approx.70ft x 30ft. Shingled driveway offering off road parking for several vehicles and giving access to tandem length garage, pedestrian gate to side, courtesy lighting, outside tap, panelled fencing to sides and decorative composite panelled fencing to the front with established conifer border.

AGENTS NOTE

Whilst these particulars have been prepared in good faith you should be advised that they in no way form any part of a contract be it verbal or written. Billingham Martin have not tested any appliances or services. All the information included is purely for guidance purposes only. Floor plans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

