



9 Parkland Grove, Weybourne, Farnham, Surrey. GU9 9HA.
Guide Price £850,000



Description

An extended family home situated at the end of a sought after unmade road adjoining the 55 acre Rowhill Nature Reserve. The property sits on a plot of approximately 0.2 acres which enjoys a south westerly aspect. Offered for sale for the first time in 50 years, the house would benefit from some modernisation.

The accommodation includes an entrance hall, living and dining rooms with fireplaces, a conservatory with doors to the garden, a kitchen/breakfast room and cloakroom/w.c. On the first floor are four double and one single bedrooms, a family shower room and en-suite shower room. One of the bedrooms is accessed from another and could be converted into a large ensuite or dressing room, or used as a study. The generous rear garden is mainly laid to lawn with a selection of flower and shrub beds and borders with natural screening. To the front of the house is a gated driveway providing off road parking and leading to the double garage.



Directions

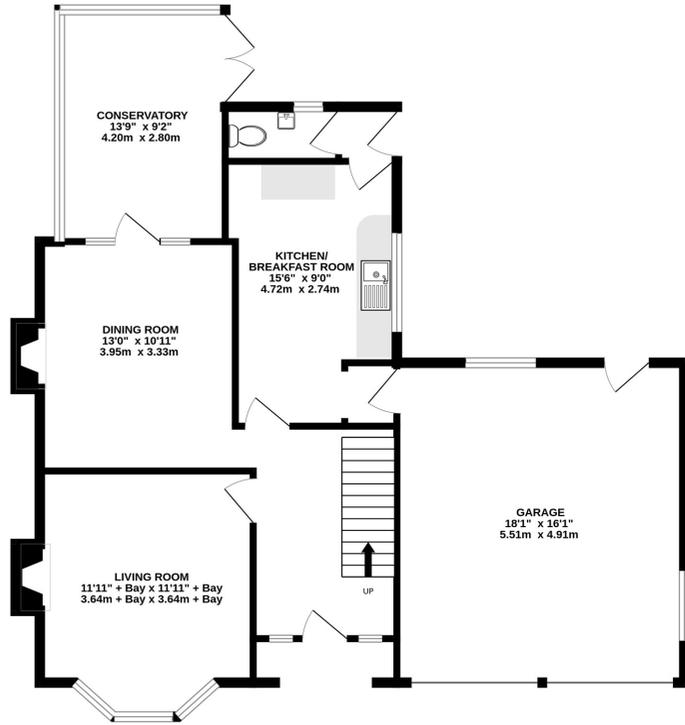
Sat Nav Ref: GU9 9HA

Local Authority

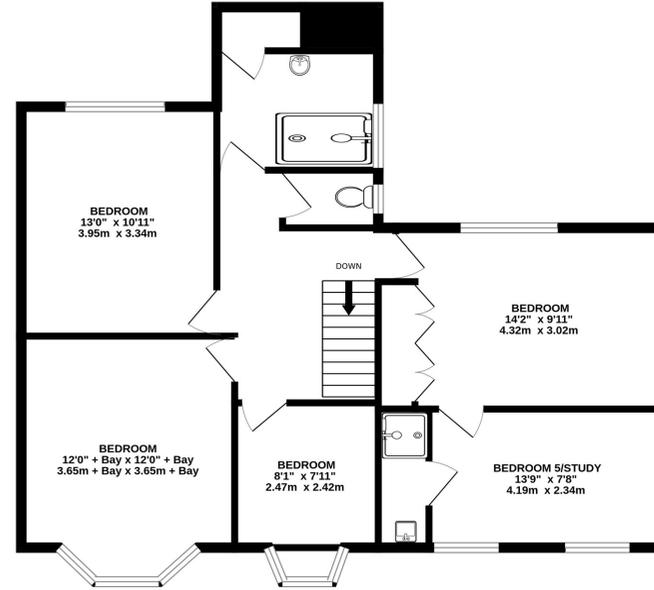
Waverley
Band F



GROUND FLOOR
994 sq.ft. (92.4 sq.m.) approx.



1ST FLOOR
851 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 1845 sq.ft. (171.4 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		62	69
England, Scotland & Wales			
			EU Directive 2002/91/EC

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Disclaimer: For clarification we wish to inform prospective purchasers/tenants 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.

