



Bishop Sumner Drive, Farnham, Surrey, GU9 0HQ



ACCOMMODATION

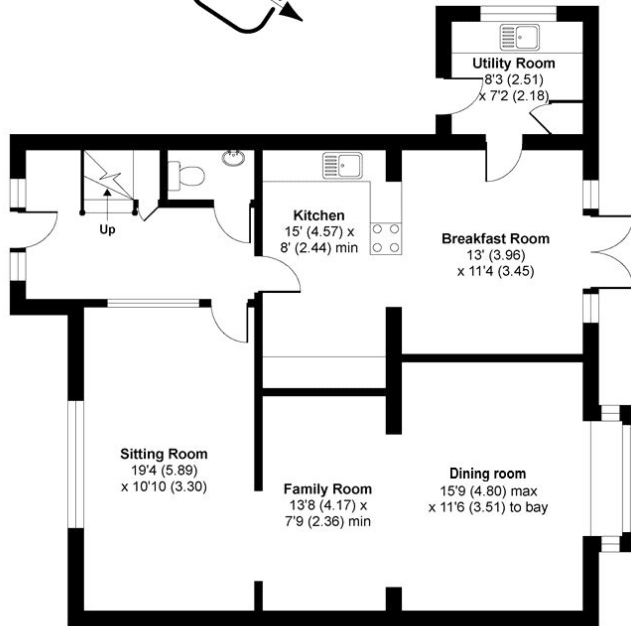
A fantastic, four-bedroom, detached family home in a secluded cul-de-sac position in North Farnham very close to Farnham Park. The property is presented in good neutral condition throughout and benefits from spacious accommodation. An entrance hall with storage, and a useful cloakroom, welcomes you into the property and leads through to the generous open plan living area. Three consecutive reception rooms provide a versatile layout, suitable for a variety of uses, with a sitting room, family room and dining room all connected via a series of archways. An open plan kitchen/ breakfast room can be found to the rear of the property, with patio doors out to the garden. A separate utility room completes the downstairs accommodation. Upstairs are four well-appointed bedrooms, comprised of three doubles and one single. The principal bedroom features a 'bonus room' in the eaves, currently utilised as a walk-in wardrobe, whilst bedroom two also benefits from built in storage. All bedrooms are served by the four-piece family bathroom. Externally there is a well-established rear garden with a patio, lawn, mature flowering plants and a sturdy summer house. To the front of the property a vast driveway provides parking for several cars, alongside a further carport and garage with power and light.



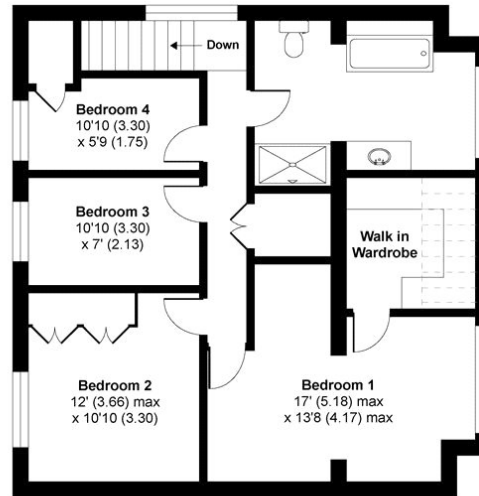
MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 1849 SQ FT 171.8 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)
 GARAGE APPROX. GROSS INTERNAL FLOOR AREA 137 SQ FT 12.7 SQ METRES
 OUTBUILDINGS APPROX. GROSS INTERNAL FLOOR AREA 98 SQ FT 9.1 SQ METRES
 TOTAL APPROX. GROSS INTERNAL FLOOR AREA 2084 SQ FT 193.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



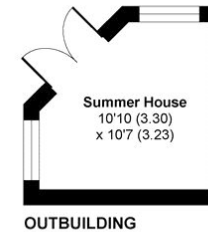
Denotes restricted head height



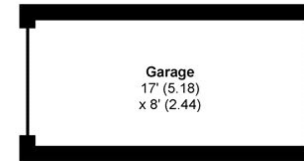
GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Garage



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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SITUATION

The Georgian market town of Farnham is surrounded by an extensive area of some of Surrey's finest countryside and provides excellent opportunities for walking, riding and country pursuits as well as a comprehensive range of shopping, cultural, leisure and education facilities. Farnham mainline station provides a service to Waterloo within the hour. There is easy access to the A31 providing easy access to Winchester, Guildford and London as well as rapid links to the M3, A3 and M25.



SPECIFICATION

- Detached
- Four bedrooms
- Close to Farnham Park
- Generous accommodation
- Garage and parking
- Lovely garden with summer house

LOCAL AUTHORITY

Waverley Borough Council
Council Tax Band F

GUIDE PRICE

Asking Price £775,000

TENURE

Freehold