

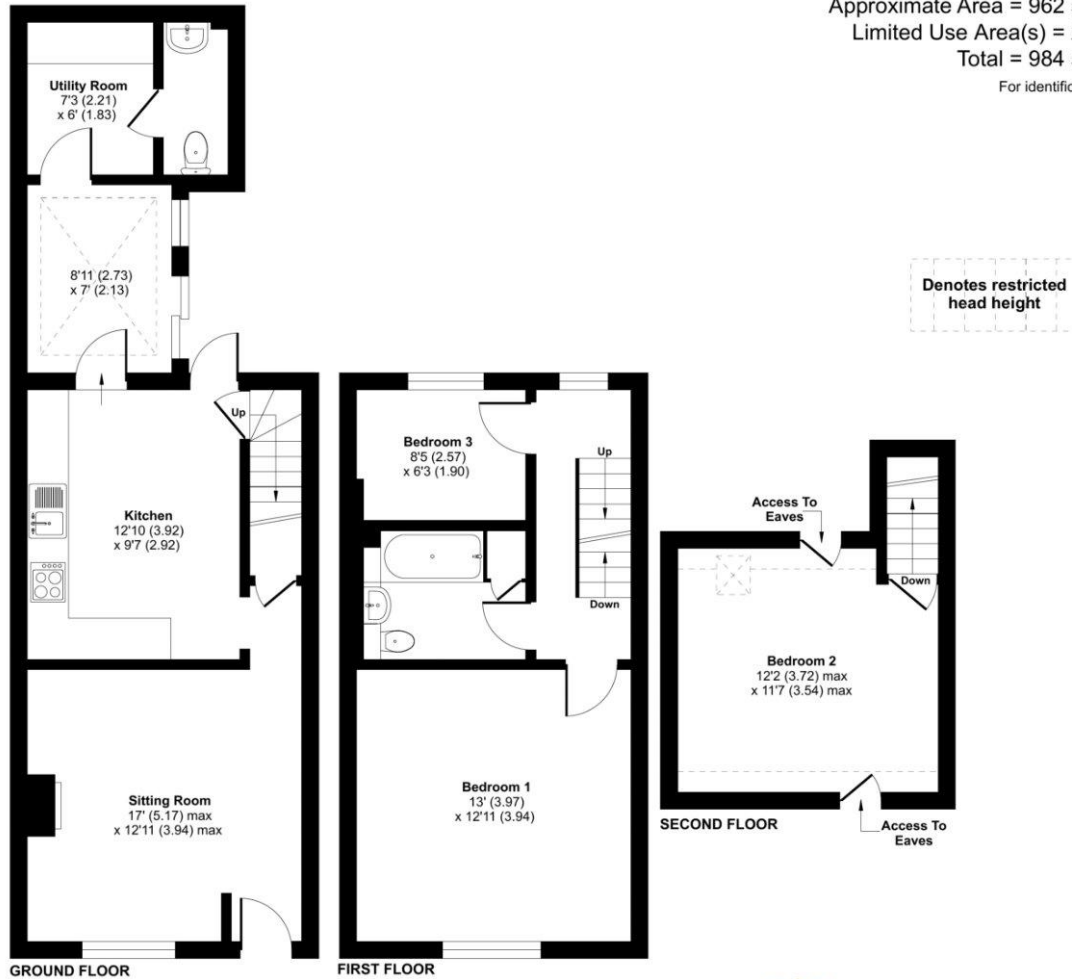


Long Garden Walk, Farnham, Surrey, GU9 7HX



ACCOMMODATION

Located in the heart of Farnham's highly sought-after town centre, this charming Victorian semi-detached home seamlessly blends period character with modern convenience. Boasting an inviting and warm ambiance, the property features a beautifully presented sitting room, complete with a wood burner and elegant wooden flooring, creating the perfect space to unwind. The heart of the home is the delightful kitchen/breakfast room, designed in a classic country style and offering direct access to the fully enclosed courtyard garden, an ideal spot for al fresco dining or relaxing in a private setting. Adding further versatility, a bright conservatory connects the main house to a practical utility room and cloakroom, enhancing the home's functionality. Ascending to the first floor, you'll find two well-proportioned bedrooms, both served by a stylishly refitted bathroom. A further staircase leads to the second floor, where a thoughtfully converted loft provides a generous third bedroom, complete with additional storage. Externally, the charming courtyard garden offers a peaceful retreat, perfect for enjoying the outdoors while requiring minimal maintenance. With its enviable location, period features, and well-balanced accommodation, this delightful home presents a rare opportunity to enjoy town centre living in a characterful and inviting setting.



Approximate Area = 962 sq ft / 89.3 sq m
 Limited Use Area(s) = 22 sq ft / 2 sq m
 Total = 984 sq ft / 91.3 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

SITUATION

The property is situated in a prime town centre location with good access to Farnham town and Park which offers 300 acres of open countryside with opportunities for walking and cycling. The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafes and an excellent choice of restaurants. There is an excellent choice of both state and private schools in the area including the renowned South Farnham School, Weydon Secondary School, Edgeborough, Frensham Heights and Barfield. Communications are first class with the A31/A3 and mainline train station providing links to London and the South Coast. The A331 Blackwater Valley road, links Farnham with the M3, M25 and Heathrow.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1263731





SPECIFICATION

- Three bedrooms
- Sitting room with wood burner
- Kitchen/breakfast room
- Utility with downstairs cloakroom
- Courtyard garden
- Town centre location

LOCAL AUTHORITY

Waverley Borough Council
Council Tax Band D

ASKING PRICE £600,000

TENURE

Freehold