






{ THE GROVE, FARNHAM, SURREY
GU9

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

The Grove, Farnham, Surrey, GU9

Guide Price £700,000
Freehold

 **2 Bedrooms**
 **1 Bathroom**
 **3 Receptions**

Features

Beautifully presented cottage style property, 2 double bedrooms, family bathroom, delightful living room and separate sitting room, large study/snug, stunning open plan kitchen, built to a high specification, private parking, pretty south facing gardens.

Hamptons

4 Castle Street
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A most attractive town centre cottage built in a traditional style, and finished to a high specification. The property offers comfortable and spacious accommodation over 3 floors and is far larger than its outward appearance may suggest. Excellent location with pretty gardens and parking.

The Property

A most attractive town centre cottage built in a traditional style, and finished to a high specification. The property offers very comfortable and spacious accommodation over 3 floors and is far larger than its outward appearance may suggest. As you enter the house you go into a welcoming entrance hall with access to the sitting room and large living room both south facing. A separate cloakroom and there are stairs to the lower floor and first floor. On the lower floor is a stunning open plan kitchen with centre island and has been completed to an excellent finish and specification and there is also a very useful separate study/snug. To the first floor are 2 good bedrooms with fitted wardrobes and a family bathroom. In all a surprising and lovely home tucked out of the way but only a short distance from the town centre.

Outside

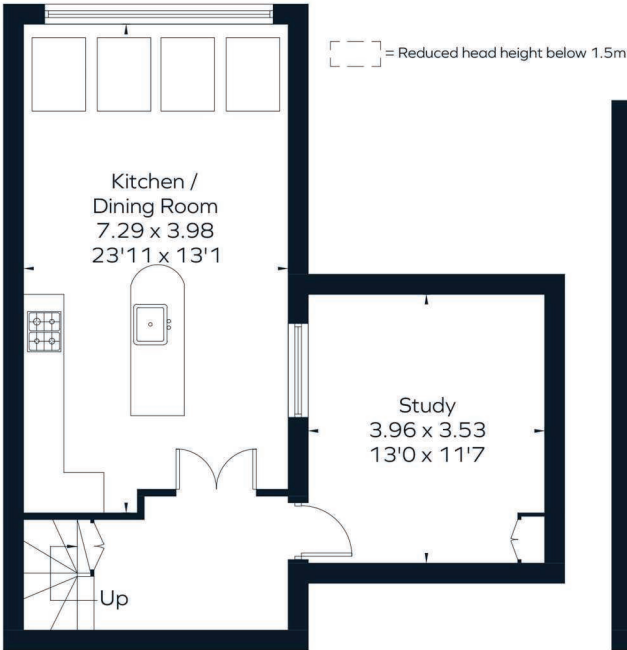
The house has a pretty frontage in a private and quiet setting off West street with mature shrubs and steps lead up to the entrance porch. The rear garden has a paved patio area and takes full advantage of the

southerly aspect ideal for entertaining, relaxing and alfresco dining. The remainder of the garden has shingle paths interspersed with a variety of colourful mature plants and shrubs all enclosed by brick walling on two sides and hedging to the rear. The property has one allocated parking space and there is a Garden shed.

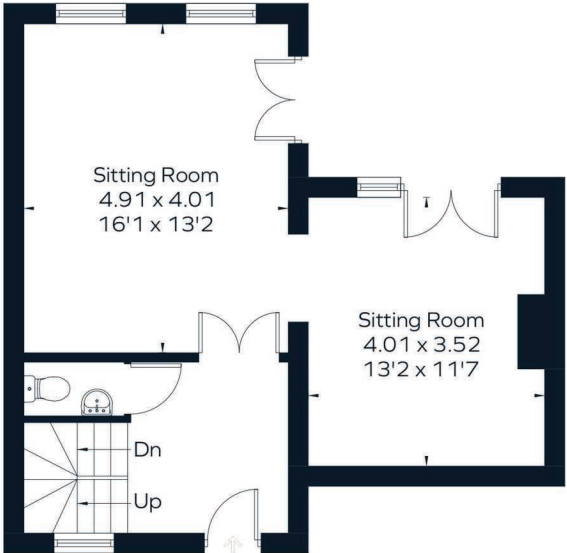
Location

The property is situated in a private and quiet cul de sac within a short level walk of the town centre. Farnham itself is an historic former market town on the Surrey - Hampshire border, recognised for its castle, wide principal streets and fine Georgian architecture. The house is conveniently situated just off West Street close to an excellent range of shops, pubs and restaurants, education and cultural facilities which includes The Maltings Art Centre and sports centre. There is a mainline station with trains to Waterloo within the hour and excellent communications to the A3 via Guildford and the M3 at Odiham and the national motorway network. There are a variety of golf courses in the vicinity, and highly regarded public and private schools all within easy reach as are the miles of open countryside ideal for walking and riding, much of which is under the ownership of the National Trust. Farnham Deer park of some 300 acres is located behind Farnham Castle.

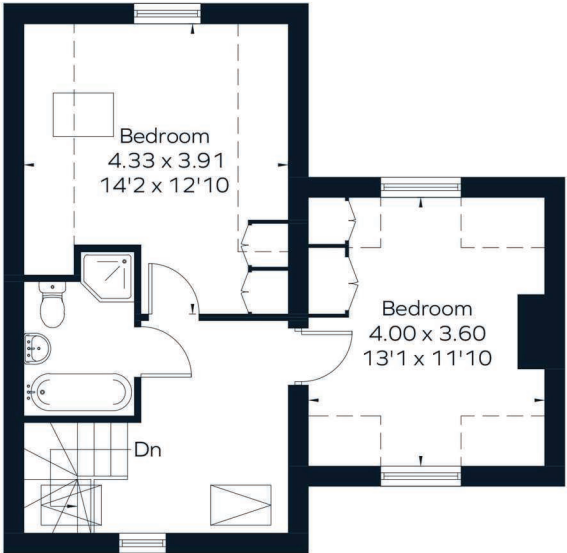
{ A PRETTY TOWN CENTRE HOME OFF WEST STREET WITH PRIVATE PARKING



Lower Ground Floor



Ground Floor



First Floor

Drawn for illustration and identification purposes only.
fourwalls-group.com 285381

For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include

cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

