



Immaculately presented home with a beautiful garden

Nettlecombe Close, Farnham, GU9 0AQ

Freehold

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Entrance hall • Sitting room open plan to a dining area • Modern fitted kitchen • 4 Bedrooms (2 en suites) • Delightful rear garden & terrace • Garage & allocated parking space

Local information

The property is located within a small private development of six homes, a short distance away from Farnham Park. Farnham offers an extensive range of branded and independent shops, supermarkets, coffee shops and restaurants. Farnham's mainline station provides trains to London Waterloo (within an hour). There is easy access to the M3, A331, A3, M25 and the national motorway network, as well as Heathrow, Gatwick and Southampton Airports. There is a good selection of schools in the area including, Folly Hill infant school, William Cobbett Middle School, Heath End and All Hallows Secondary Schools, Highfield South Farnham School, St Polycarp's Catholic Primary School and South Farnham School. Also close by are Edgeborough, Frensham Heights and More House School. There are many recreational activities locally including Farnham's Leisure Centre, David Lloyd Club, local Rugby and Farnham (The Sands) golf club. In addition to Farnham Park, there is some delightful countryside close by including Bricksbury Hill and Ceasers Camp. Slightly further afield is Alice Holt Forest, Frensham Common and Frensham Great and Little Ponds, providing excellent opportunities for walking, riding, cycling and sailing.

About this property

Nettlecombe Close is an immaculately presented home offering generous

accommodation which has been finished to a high standard. The property has an inviting approach and attractively landscaped grounds. The wide entrance hall with timber floor that flows seamlessly into the main reception space. In the entrance hall there is large cloakroom and storage cupboard. The sitting room is open plan to a dining area, set before wide French doors providing access to the garden terrace allowing this to be a wonderfully bright room, which features an elegant fireplace with a modern gas fire. To the front of the property is the modern fitted integrated kitchen, with breakfast are, comprising excellent array of units, quartz worktops, and built in appliances. On the first floor there are two double bedrooms (one with en-suite shower room) a single bedroom and a family bathroom. The single bedroom also provides for a home office. The master bedroom suite is on the second floor and benefits from an en-suite shower room and a range of bedroom furniture including fitted wardrobes.

The rear garden features an appealing terrace which has beautifully planted surrounding borders. Further on is an area of lawn a lawn of an herbaceous border that winds beneath specimen trees to the rear garden area where there a garden shed. The house further benefits from a single garage with parking space in front.

Services; All mains





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Gross internal area (approx) 1,533 sq ft / 142.5 sq m

Outbuildings 157 sq ft / 14.6 sq m

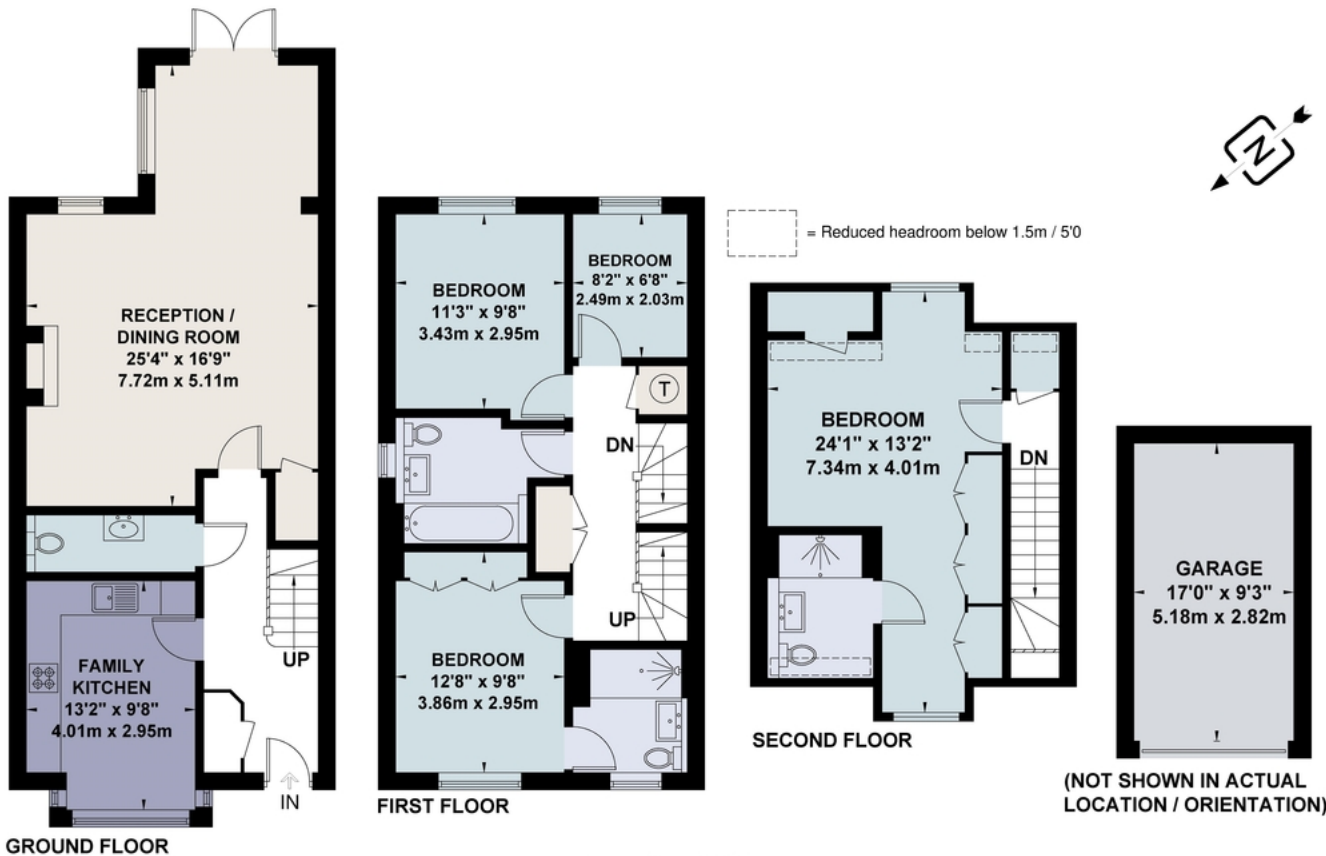
Total 1,690 sq ft / 157.1 sq m



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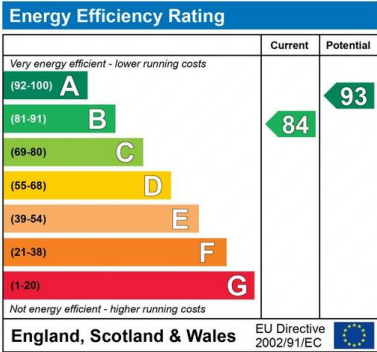
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