



## ATTRACTIVE TURN OF THE CENTURY PROPERTY IN PRIME TOWN POSITION

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WYKEHAM ROAD, FARNHAM, SURREY

Freehold

savills



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#### Freehold

Entrance hall ♦ sitting room ♦ family room ♦ kitchen/breakfast & dining room ♦ cloakroom ♦ 4 bedrooms ♦ bathroom ♦ shower room ♦ garden ♦ parking

#### Situation

Farnham station 1.1 miles (1.77 km), Farnham town centre 0.4 miles (0.64 km), A31 1 mile (5.79 km), Guildford 11 miles (17.70 km), London 41.4 miles (66.62 km). All distances are approximate.

Hillside is located in a highly sought after and convenient area of the town close to Farnham Park. Farnham Park is a medieval deer park with elevated views across Farnham town. The parkland comprises of grassland, woodland, ponds, streams and play area. The parkland also has a cricket club, football fields and a 9 hole golf course.

From Wykeham Road, the town centre is a flat, 600m walk. The Georgian market town centre of Farnham offers a wide variety of high street and independent shopping, an excellent choice of pubs, bars and restaurants and recreational facilities including a leisure centre. The nearby county town of Guildford is highly regarded and offers a further variety.

The A31, A331 and A3 all provides swift access to the national motorway network as well as both Heathrow and Gatwick airports. Farnham has a mainline train station which provides direct trains to Guildford (from 24 minutes) and London Waterloo (from 53 minutes).

There is a selection of schools in the area including; St Polycarps, Potters Gate C of E Primary, St. Andrews C of E Infant, Weydon School, Edgeborough and Frensham Heights.

There is a choice of golf courses in the area including Hankley, Hindhead and Farnham. Tennis is available at The Bourne & at David Lloyd tennis centre. There is also racing at Sandown Park and Goodwood, Polo at Cowdray, sailing on Frensham Ponds & the south coast.

In addition to Farnham Park, Farnham has some wonderful countryside nearby including Alice Holt Forest, Frensham Common (National Trust) and Frensham Great Pond providing excellent opportunities for walking and cycling.

#### Directions

From Farnham town centre, proceed up Castle Street and turn right onto Park Row just before the Nelson PH. Continue onto High Park Road and Wykeham Road is the second road on the left. Hillside will be on the right.





### Description

Hillside is an attractive and well-presented detached house, situated in a sought after town centre location which backs onto Farnham Park. This property, believed to date from the early 1900s, benefits from being refurbished by the current owners. Many original features of the property still remain including stain glass window to the front door, sash windows, wooden flooring and cornicing, painted in a collection of Farrow and Ball colours which complement the age of the property and helps to create a stylish environment. The property has benefited from modern day upgrades, including the addition of Banham locks, Charnwood log burner, contemporary styled kitchen and bathrooms.

The ground floor offers bright family living space. The front sitting room has a bay window, wooden flooring, and a Charnwood log burner set in a limestone surround. Adjacent to the sitting room is a family room, also with bay window and wood flooring. The kitchen/breakfast room is a generous space with feature bi-fold doors opening directly onto the garden. The kitchen is fitted with white satin finish units, granite work surfaces and integrated appliances including Siemens oven, microwave, 5 ring gas hob with extractor over and slim line dishwasher and the floor tiles are by Porcelanosa. In the hall way there is a cloakroom and storage beneath the stairs.

The first floor accommodates four bedrooms. There are also 2 separate bathrooms, one is a traditional family bathroom, the other a contemporary wet room style with a walk in shower. There is loft space accessed via 2 loft hatches on the first floor landing.

### Gardens and Grounds

The property is approached through a wrought iron gate and an original path leading to the front door. There is a side gate that gives access to the rear of the property. The rear garden has a decking and feature slate area, lawn with raised bed and a border of Silver Birch trees.

The property benefits from off-road parking spaces for two vehicles, accessed to the side of the property accessed via driveway.

Agents Note: For further details of the rear extension plan Ref: WA/2015/0203. Please contact the agent for more information.

Tenure: Freehold

Services: Mains gas, electricity and water. Mains drainage. Gas fired central heating.

Postal Address: Hillside, 12 Wykeham Road, Farnham, Surrey, GU9 7JR

Local Authority: Waverley Borough Council 01483 523333

### Fixtures & Fittings

All fitted carpets are included. Certain curtains, light fittings and garden statuary are specifically excluded from the sale but may be available by separate negotiation.

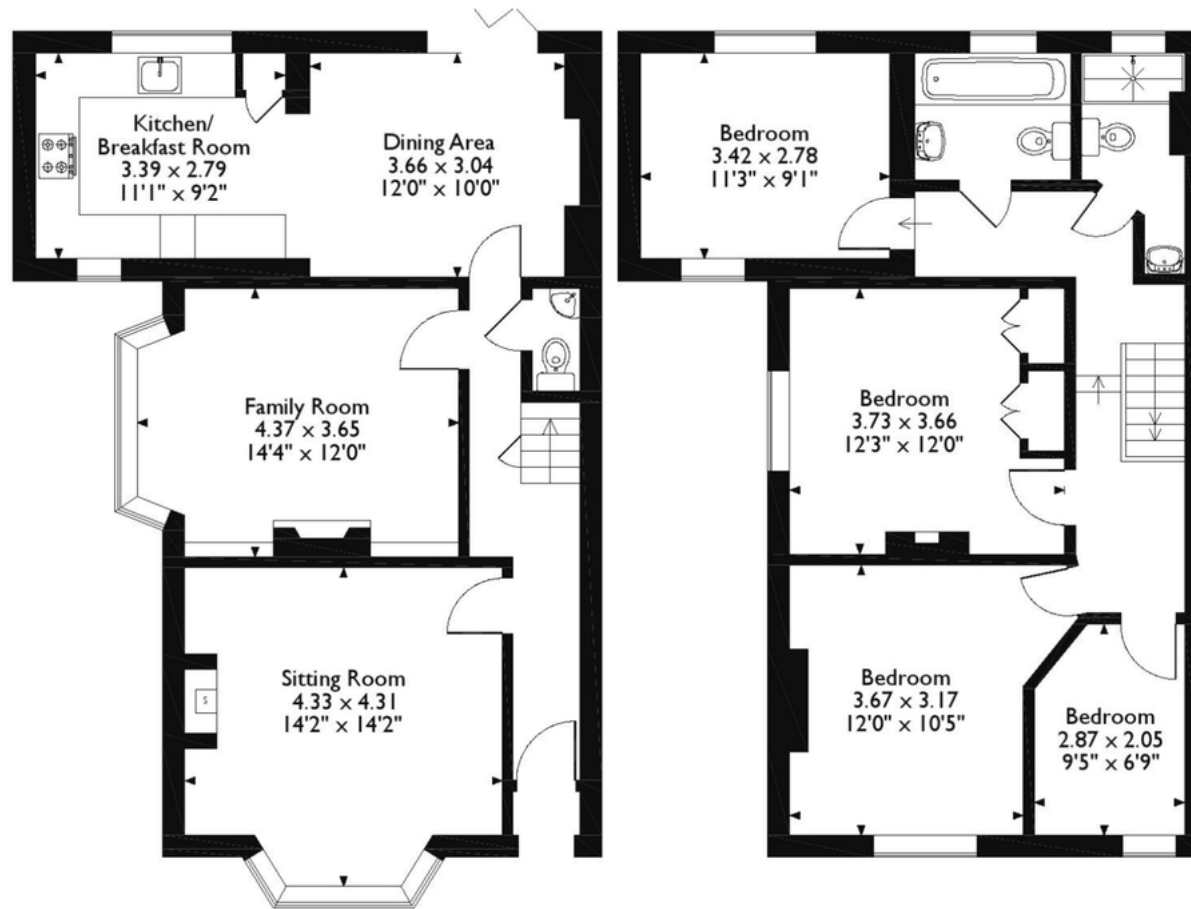
### Viewing:

Strictly by appointment with Savills



# Wykeham Road, Farnham GU9 8DH

## 128 Sqm / 1378 Sq Ft



Ground Floor

First Floor

Savills Farnham  
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