



Versatile and convenient family house close to town and station

**Broomleaf Road, Farnham, Surrey**

Freehold





Flexible living accommodation • 6 Bedrooms (3 with en suite shower rooms) • Secluded garden • Driveway and garage • Within a mile to Farnham train station

#### Situation

Farnham train station 0.6 miles (0.96 km), Farnham town centre 1.1 miles (1.77 km), Guildford 11.2 miles (18.02 km), London 42.6 miles (68.55 km). All distances are approximate.

91 Broomleaf Road is superbly located in a sought after road close to the train station and town centre. The Georgian town has a superb balance of lifestyle and recreational facilities along with amenities. There are a variety of eateries including, Cote and Gail's Bakery, along with a variety of branded and independent shops and recreational facilities including a leisure centre. The town plays host to various markets and events throughout the year. The nearby county town of Guildford, provides a further selection of amenities and shopping. Schools nearby include South Farnham School, St Polycarp's Primary School, Edgeborough, More House and Frensham Heights.

Farnham railway station is situated approximately 650 metres away, with direct trains to Guilford (from 25 minutes) and London Waterloo (from 53 minutes). The A31, A331 all provide swift access to the A3, M3 and M25 as well as Heathrow, Gatwick and Southampton airports.

There is a good range of golf courses in the area and racket sports at The Bourne Club. There is wonderful countryside nearby including Farnham Park, Alice Holt Forest, Frensham Common (National Trust) and Frensham Great and Littles Ponds providing excellent opportunities for walking, cycling and sailing.

#### Description

91 Broomleaf Road is a splendid detached, family house situated in popular South Farnham. The property has been extended and updated over the years now offering well-presented and flexible accommodation.

An outstanding feature of the property is the spacious centrally positioned kitchen/breakfast/family room hub, which boasts room for sofas, TV and has a log burner. The kitchen is smartly appointed and there is a utility room where there is access out to the garden and into the garage. On the ground floor there are a further two reception rooms which are bright spaces with bay windows and one with access out to the side of the house and garage.

Located on a lower garden level is a drawing room with triple aspect windows and French windows that open onto the rear garden and feature remote controlled 'Picto Focus' gas fire. On the ground floor there are two bedrooms with en suite shower rooms, great storage and a family bathroom.

The ground floor bedrooms provide the option of an integral self-contained wing with its own access.

Upstairs there is a master bedroom with an en suite shower room and three further bedrooms, useful under-eaves storage and a family bathroom.







### Gardens and Grounds

91 Broomleaf is tucked away, approached via a gravel drive leading to a turning area providing off-street parking for several cars and there is an attached garage. The property is set in a good plot and backs onto woodland and the North Downs. The garden has been landscaped to create a patio area accessed from the family/kitchen room and the lower ground floor family room. The garden is very private mainly laid to lawn, with flower beds, mature shrubs including rhododendrons and mature trees.

**Tenure:** Freehold

**Services:** All mains services. Gas fired central heating.

**Postal Address:** 91 Broomleaf Road, Farnham, Surrey, GU9 8DH

**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.

### Directions

From Farnham town centre head south, crossing over the A31 Farnham By-Pass. Pass the railway station on your right hand side after the level crossing, turn left into Waverley Lane. Shortly after, turn left into Broomleaf Road. Proceed for approximately 650 metres and 91 Broomleaf Road will be found on the left hand side.



Broomleaf Road, Farnham, Surrey  
Gross internal area (approx) 309.0 sq m / 3326 sq ft

Savills Farnham  
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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

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

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