



Bright family house with scope for development (SSTP)

Abbots Ride, Farnham, Surrey, GU9 8HZ

Freehold

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3 Reception rooms, kitchen, 3 bedrooms, family bathroom and separate wc & shower room • In need of modernisation throughout • South west facing garden • About 0.75 acre plot • Prime South Farnham position

Local information

Gateways is located in a tucked away position on Abbots Rise which is within 0.8 of a mile from Farnham's mainline station and just over a mile to the town centre. The Georgian market town 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. Communications are excellent with the A31 providing easy access to the A3, M25 and the national motorway network as well as Heathrow, Gatwick and Southampton Airports. Farnham mainline station provides trains to London Waterloo (from 53 minutes). There is a good selection of schools in the area including; South Farnham School, Potters Gate C of E Primary, St. Andrews C of E Infant, Weydon School, Edgeborough and Frensham Heights. Farnham has some wonderful countryside nearby providing excellent opportunities for outdoor pursuits including Farnham Park, Bourne Woods, Hankley and Frensham Common (National Trust) and Frensham Great Pond and Alice Holt Forest.

About this property

Gateways is a modern detached home, offering an excellent opportunity to fully refurbish and enlarge, subject to planning consents to create a larger family home. Gateways occupies an enviable plot, measuring three

quarters of an acre with a predominantly south west facing aspect.

The ground floor comprises an entrance hall leading through the centre of the house directly into the kitchen and also provides access to a study and the sitting room. There is also a cloakroom. The sitting room is a wonderfully bright room, thanks to a wide window and south westerly aspect. Via double sliding doors is a dining room which provides a connection in to the kitchen. The kitchen enjoys a south facing view out to the garden and has a neighbouring utility space where there is a door out to the side of the house and into the carport. The first floor accommodates three double bedrooms, two with wash basins and one with a door into the family bathroom. Additionally there is separate wc and shower.

Outside the property is approached by a generous carriage driveway. There is an attached car port with a door providing access out to the rear garden, where there are two outdoor store rooms. A terrace wraps around the property and beyond this, is a south west facing largely level lawn, interspersed with mature tree with views over neighbouring fields. Within the garden are two sheds and a green house.

Services; Mains water, electricity and gas. Private drainage.

Tenure

Freehold





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Gross internal area (approx) 181 sq m / 1948 sq ft

Outbuildings 20.9 sq m / 225 sq ft

Total 201.9 sq m / 2173 sq ft

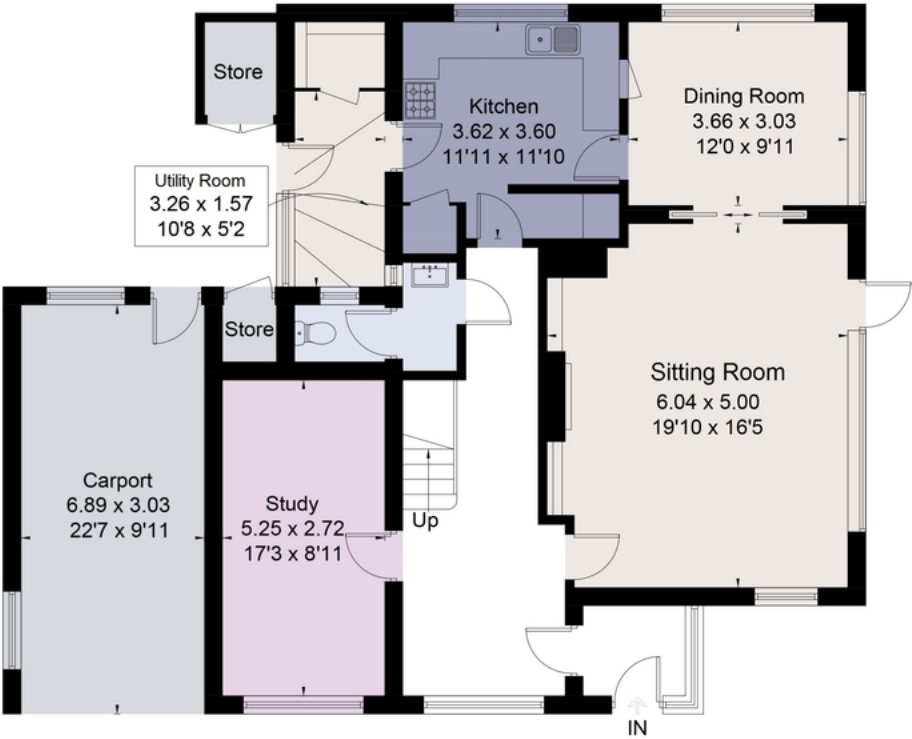
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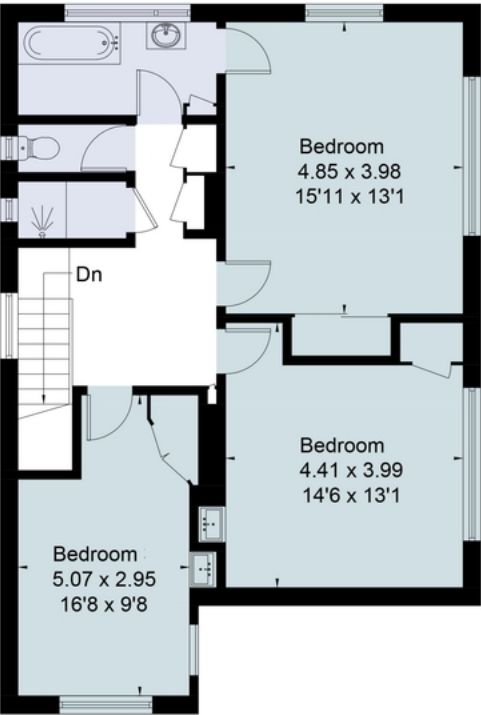
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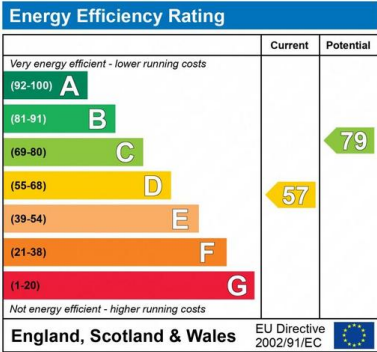


Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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