



# Attractive late Victorian four bedroom house

Ridgway Road, Farnham GU9 8NW

Freehold





Beautifully designed interiors • Two reception rooms • Stylish and extended family kitchen • Four bedrooms • Pretty rear garden with terrace • Off street parking • Central Farnham location

#### Local information

The property is located on Ridgway Road, a popular south Farnham position. Close by are amenities such as a bakery, butcher with deli, shop, hairdressers and wine store. Farnham train station, 1200m away, offers fast train services to London Waterloo (from 53 minutes) and Guildford (from 23 minutes). Farnham offers a comprehensive selection of amenities, super markets, shops and restaurants. Communications are excellent with the A31 providing access to the national motorway network. There are a number of schools in the area including South Farnham School, St Poly Carps Primary, Weydon School, More House, Edgeborough and Frensham Heights. Tennis badminton and a local gym are available within 400m at the nearby Bourne Club and the nearby David Lloyd. Farnham has some wonderful countryside nearby providing excellent opportunities for cycling and other outdoor pursuits.

#### About this property

38 Ridgway Road is an attractive example of late Victorian architecture and has been comprehensively reconfigured and refurbished by the current owners; creating a wonderfully stylish presentation throughout. With a blend of traditional features and contemporary design, the house retains sash windows with shutters, working period fireplaces wood and tiled floors, high ceilings and decorative cornicing. The front

and rear sitting rooms have timber floors and period fireplaces, with the front sitting room benefitting from a large bay window providing wonderful natural sunlight into the room. The family kitchen is to the rear and offers an ideal space for entertaining. Fitted with a smart arrangement of cabinetry, range cooker, built in appliances and oak work tops the space opens into the dining area with a lantern roof and bi-fold doors onto the outside terrace and garden beyond. There is storage beneath the stairs and a cloakroom off the kitchen. On the first floor there are two double bedrooms and a single bedroom, perfect for a nursery or study and a shower room. On the second floor where the principal bedroom has an en-suite shower room with a Juliet balcony offering far reaching fine views over central Farnham and the castle.

#### Outside

The property is approached through a pretty, landscaped front garden with small terrace enjoying the morning sun. The rear garden is enclosed on all sides by mature hedging, allowing it to be very private. The garden features an area of terrace providing space for alfresco living and dining, a decorative pergola with wisteria, a section of well stocked flower beds and lawn. A gravel path leads from the kitchen, through the garden to the end of the garden where there is a double car port, accessed from either Ridgway Hill Road or Weydon Hill Road.







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Gross internal area (approx) 1,495 sq ft / 139 sq m

Outbuildings 316 sq ft / 29 sq m

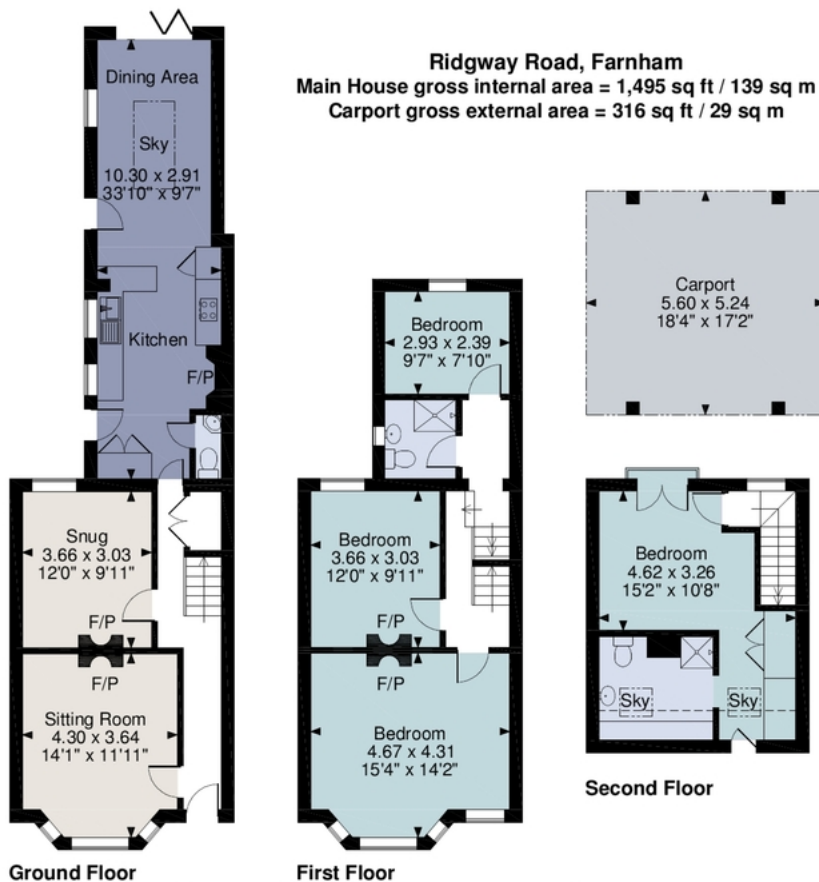
Total 1,811 sq ft / 168 sq m



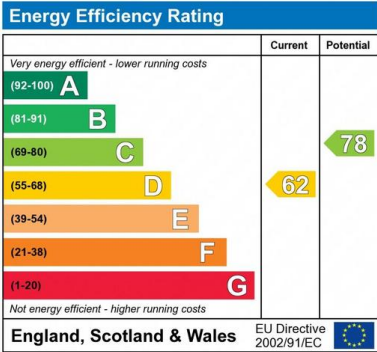
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Savills Farnham  
01252 729000  
farnham@savills.com



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