



Charming family home in a popular location

Morley Road, Farnham GU9 8LX

Freehold



Versatile family living • Drawing room, family & garden room • Study & library • Family kitchen & utility room • Four bedrooms • Family bathroom • Private garden • Driveway

Local information

Morley Road is situated in a highly sought after South Farnham location, approximately 650 metres from Farnham's mainline station and 1500 metres to the town centre. Farnham town has a superb variety of branded and independent shops and recreational facilities including a leisure centre. Farnham station has direct trains to London Waterloo (from 53 minutes) and Guildford (from 25 minutes). The A31 and A3 provide swift access to the national motorway network. The property is close to Weydon, South Farnham School, St Polycarp's Primary School, with Edgeborough, Frensham Heights and More House School also close by. There is sailing available at Frensham Great Pond and racket sports at The Bourne Club. Farnham has some wonderful countryside nearby providing excellent opportunities for outdoor pursuits.

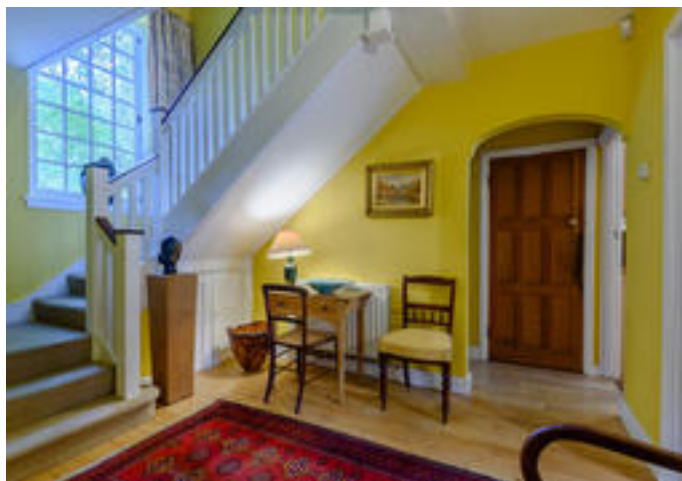
About this property

1 Morley Road is an attractive detached family home with charm and character throughout. An open porch leads into a bright welcoming entrance hall. The ground floor comprises a collection of versatile rooms, which include a pleasant drawing room with bi fold doors that open out to the garden terrace. The library leads through to a snug and further on a study. The study is set within a fabulous vaulted space with exposed timber frames that are partially glazed with a set of French doors, which allow there to be a

wonderful in and out flow between the study, terrace and the drawing room. There is a family room that leads into a garden room set beneath a pitched ceiling, with exposed timber frame work and windows on all sides. The family kitchen is fitted with traditionally styled cabinetry with range oven and terracotta tile floor. At the garden end there are French doors giving access to the garden and there is space for dining. Adjoining the kitchen is a utility room with further access out to the garden. The first floor accommodates the principal bedroom which has windows looking out to the front of the property and to the rear gardens. There are three further bedrooms. All are served by a family bathroom.

The property is set back from the road, comfortably within its plot with an in and out drive. The front garden has mature planting and trees with lawn bordering the driveway. The rear gardens are south facing and are really very private. A terrace wraps around the rear side of the house, providing a great space for outdoor living. The level gardens have wonderfully planted flower beds and collection of trees. A pergola stretches across the full width of the garden with a wandering wisteria, providing a naturally covered sitting area that also screens areas for composting and the garden shed. At the far south easterly corner of the garden, the property boasts direct access to the neighbouring recreation ground.





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Gross internal area (approx) 2,418 sq ft / 225 sq m

Outbuildings 56 sq ft / 5 sq m

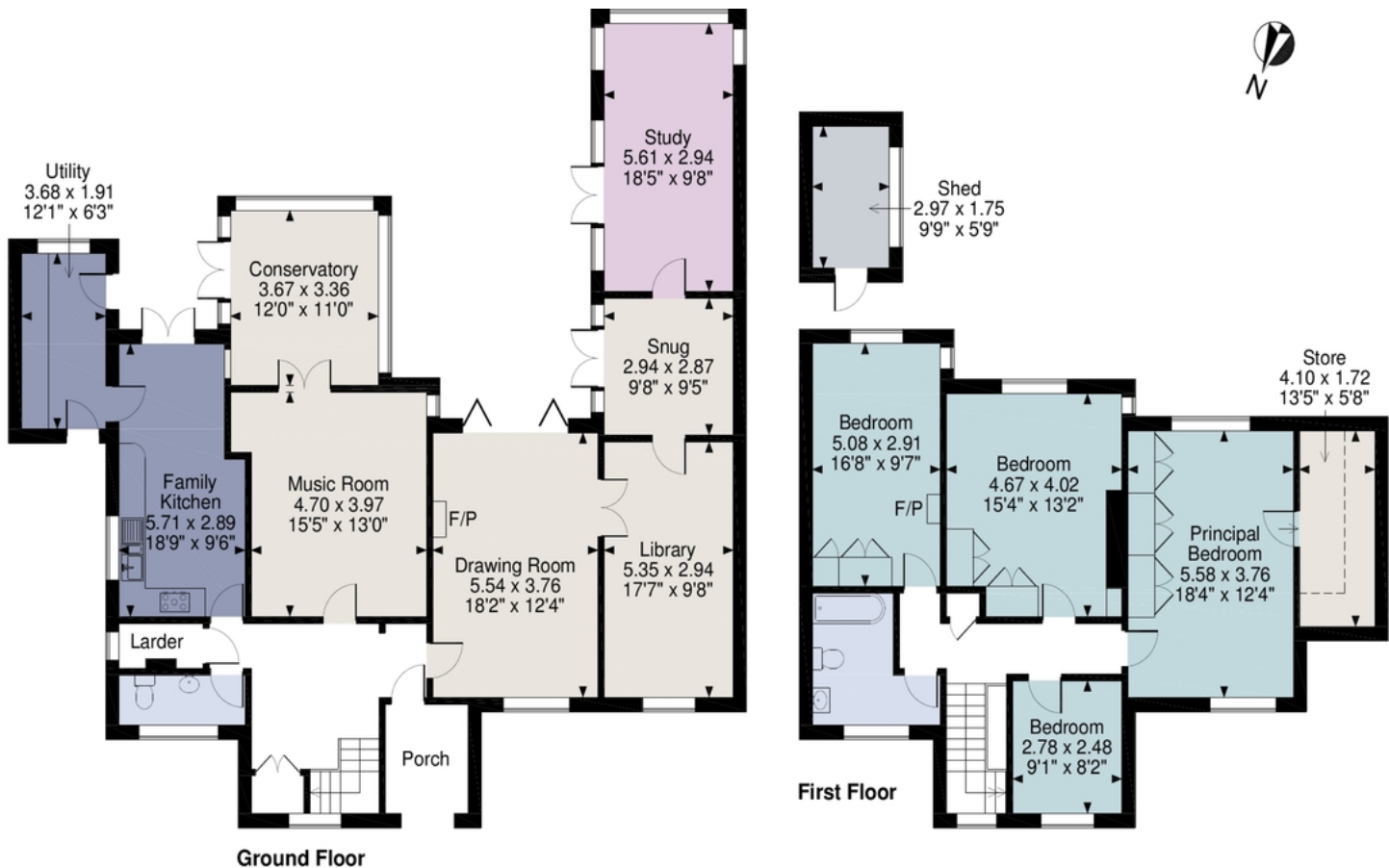
Total 2,474 sq ft / 230 sq m



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Savills Farnham
01252 729000
farnham@savills.com

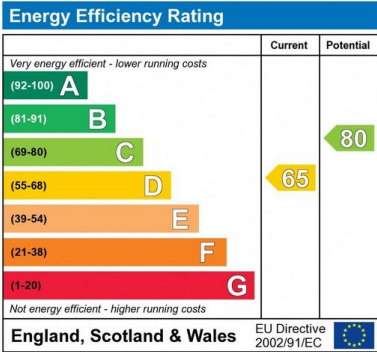


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The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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