



Four Bedroom Detached House

Oakland Avenue, Farnham, Surrey, GU9 9DX

Price: £900,000

- Four Bedroom Detached House
- Two Bathrooms
- Open Plan Living/Dining/Kitchen
- Family Room
- Landscaped Rear Garden
- Two Garden Studios
- Driveway Parking and Garage
- EPC : C (69)



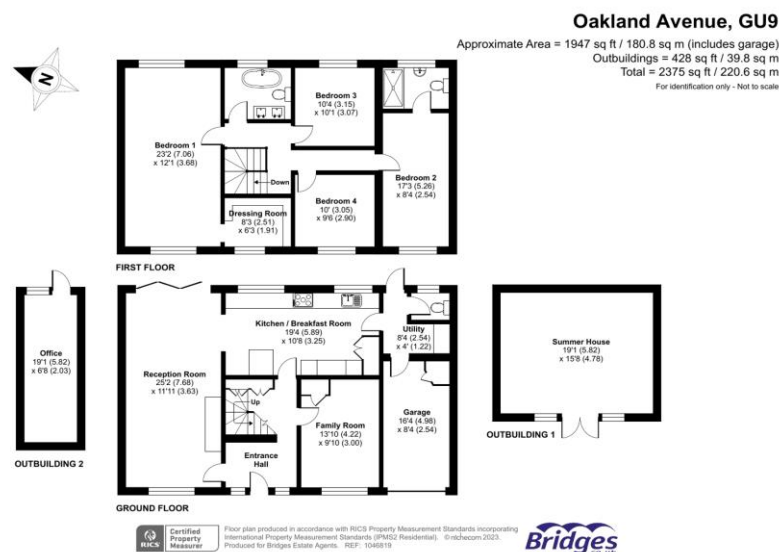
Description

A stunning detached four bedroom family home which has been extended and renovated by the current owners. Situated in a particularly sought after road in the Weybourne region of Farnham, the property is within a short walk of Rowhills Nature Reserve as well as All Hallows Secondary School and William Cobbett Primary School. The property benefits from both aesthetic improvements as well as practical changes, including but not limited to a slate roof, an oak porch, an electric garage door, and an 'in and out' driveway. The entrance hall for the property splits to either a family/playroom to the right, or a living room to the left, with the stairs positioned centrally. The living room is a lounge/diner with Herringbone flooring, a fitted media wall, a recessed wood burning stove, and bi-fold doors leading out to the garden patio. The dining area is open to the kitchen which includes fitted appliances and Quartz worktops, with access to the utility room which in turn leads to a downstairs cloakroom. The ground floor benefits from underfloor heating. The staircase to the first floor is oak with glass screening, there is a light tunnel to assist with natural lighting to the landing. There are four bedrooms, all of which are able to accommodate a double bed. The principal bedroom has a walk in wardrobe, whilst the second largest bedroom has an en suite shower room. The family bathroom has twin sinks and a freestanding bath, both first floor bathrooms have underfloor heating. There are two outbuilding/garden studios. One is to the rear of the garden and is utilised as an additional reception room, whilst the other is to the side of the house and used as a treatment room for work purposes.

Outside

To the front of the property is a generous 'in and out' driveway, which has an additional section of grass and screening from the road thanks to a tree. There is an integral garage which has an electric roller door and an internal door from the utility room. There is side access to each side. The rear garden has two levels, with a patio across the immediate rear of the house, accessed via bi-fold doors from the dining area or from the utility room. To one side of the property is a garden studio which is currently utilised as a home office/treatment room. The patio continues down the side of the garden, where there is an additional covered sitting area, until you reach steps to the rear where there is a log store and an additional outbuilding. This is currently used as a games room, but could serve a variety of purposes including a gym or home office. The main section of the garden in the centre, is laid to lawn.

Floorplan



To arrange a viewing please contact:

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Important Notice - These particulars are set out as a general outline only for the guidance of intended purchasers and do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise as to their correctness.