



**THE GARTH | FARNBOROUGH**

  
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## The Property

Situated down a private driveway of just five properties, this substantial detached family home occupies a plot in excess of a third of an acre and is offered to the market with no onward chain complications.

Ideal for those who wish to entertain, the expansive ground floor layout boasts a kitchen/breakfast room with an Aga, three reception rooms, conservatory, utility room and two cloakrooms. The rear extension reception room is undoubtedly a highlight, measuring 27' in length and offering bi-folding doors to the rear garden and an impressive, vaulted ceiling, further amplifying the sense of space.

To the first floor there are five bedrooms, with the main suite offering en suite facilities and a walk in dressing area, plus a family bathroom.

Farnborough mainline station is less than a mile from the property, as are popular local schools, parks and access to the A331/M3 motorway.

## Outside

The Garth occupies a 0.35 acre plot that is mainly laid to lawn and offers a high degree of privacy to all sides.

To the front is driveway parking for several vehicles leading to an integral triple width garage, with separate single and double doors.







## Features

- Five Bedrooms
- Three Reception Rooms
- Two Bath/Shower Rooms
- Conservatory
- Triple Width Garage
- 0.35 Acre Plot
- Farnborough Park
- EPC: B (86)
- Council Tax Band: G

## Contact

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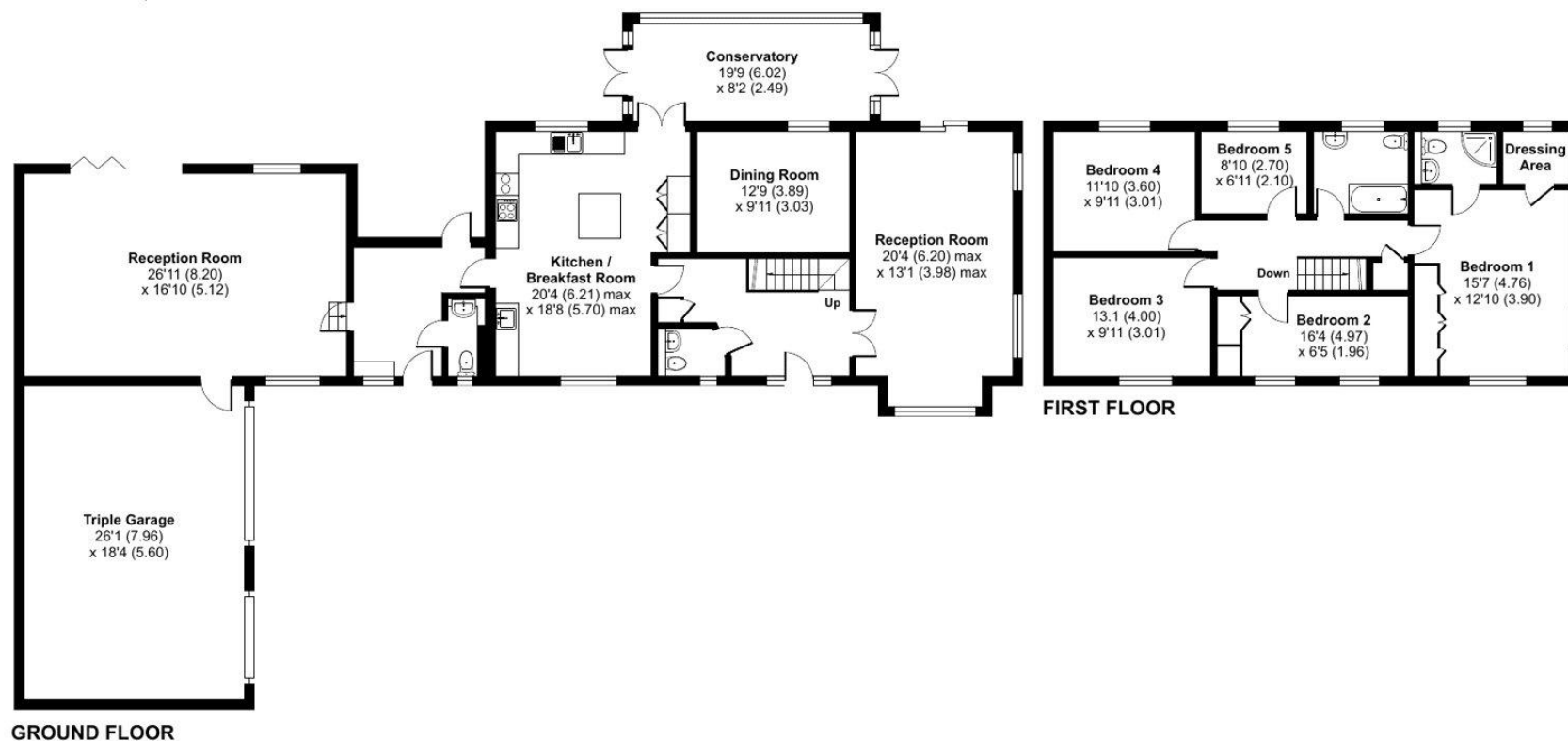
# The Garth, Farnborough, GU14

Approximate Area = 2534 sq ft / 235.4 sq m

Garage = 480 sq ft / 44.5 sq m

Total = 3014 sq ft / 279.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024.  
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