



## Four Bedroom Semi-Detached House

**Littleworth Road, The Sands, Farnham, Surrey, GU10 1NE**

Price: £950,000

- Four Bedrooms
- Beautiful Kitchen/Dining Room
- Bay Front Lounge
- Driveway
- Close to Sought After Schools
- Summer House
- Direct Access to Recreation Ground
- EPC: TBC





## Description

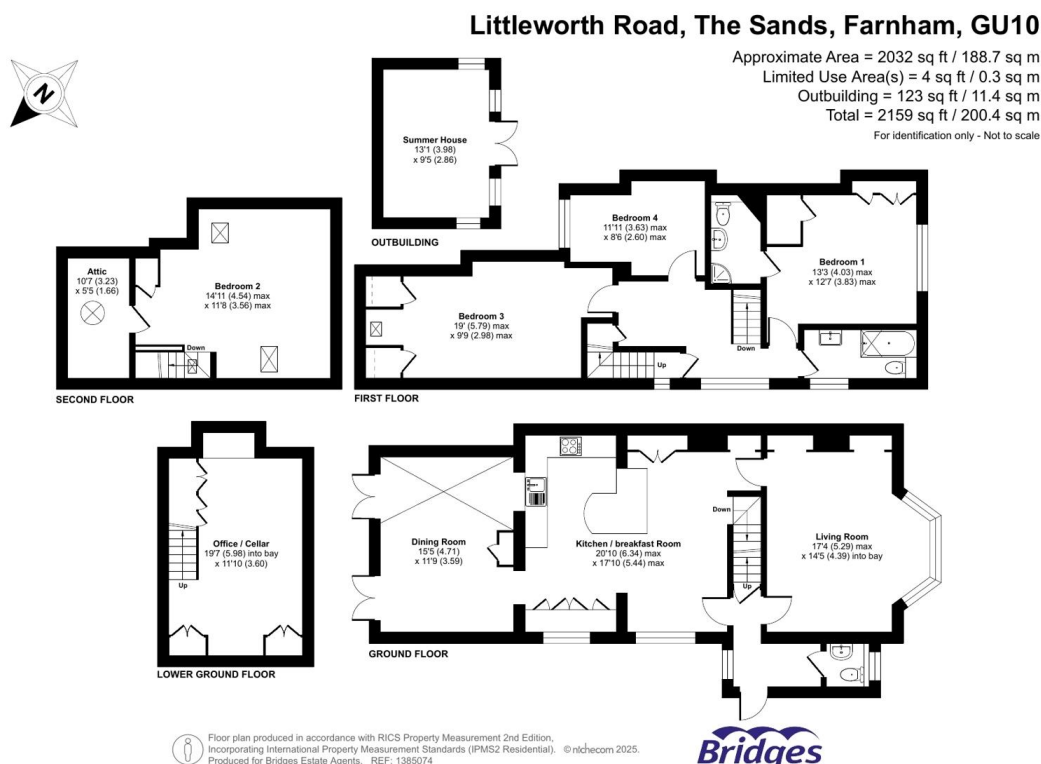
An attractive period four-bedroom cottage boasting plenty of character and charm, situated in the very heart of the village surrounded by untouched countryside and sought after schools. On the ground floor this spacious and versatile accommodation comprises an outstanding open plan kitchen/breakfast room, which is the ideal place to entertain. This includes a breakfast bar, integrated appliances, and plenty of storage. In turn, this leads to the dining room to the rear which boasts space and natural light, offering two sets of French doors leading out to the rear garden. There is a characterful lounge that features an open fireplace and is bay fronted. Additionally, there is a separate cloakroom. You have the added benefit of a cosy cellar with built-in storage, currently utilised as an office. To the first floor there are three well-proportioned bedrooms, with bedroom three having built-in storage whilst the principal bedroom has the added luxury of its own en-suite shower room as well as built-in storage. A family bathroom suite completes the first floor, and the second floor completes the accommodation with a spacious double bedroom and attic space for storage.

## Outside

Externally is just as impressive with a shared driveway for multiple vehicles to the front, and a front shed with power/car charger. The rear garden is beautifully presented, mostly laid to lawn with a shingle area that is perfect for entertaining. Further benefits are a summer house and tool shed with power. You have the bonus of gated side access and direct rear access to the village recreation ground with easy access to Crooksbury Hill and Common, Binton Woods and The North Downs Way. There are a golf club, village hall, and pub within close distance.

To view the Material Information Certificate for this property please click [Here](#) or contact us to request a copy.

## Floorplan



**TO ARRANGE A VIEWING PLEASE CONTACT:**  
 Tel: **01252 361550** or Email: **info@bridges.co.uk**



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