



8 Longhope Drive, Farnham

Surrey GU10 4SN

Guide Price £925,000

ANDREW LODGE

estate agents



8 Longhope Drive

Farnham

A spacious 4 bedroom detached family home with excellent potential situated within walking distance of local schools.

- 4 bedrooms
- Family bathroom & En-suite
- Front-aspect living room with attractive bay window
- Separate dining room with access to the garden
- Kitchen/breakfast room & separate utility
- Conservatory overlooking the rear garden
- Dedicated study/home office
- Private enclosed rear garden
- Driveway parking for two vehicles
- Integral double garage with potential to convert into further accommodation, subject to planning permission



Set within a popular residential setting and within walking distance of local schools, this attractive four-bedroom detached family home offers well-proportioned accommodation arranged over two floors, together with a private enclosed rear garden, driveway parking and an integral double garage.

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On entering, a welcoming hallway provides access to the principal ground floor rooms. The front aspect living room is a comfortable and inviting space, featuring an attractive bay window which provides plenty of natural light. Double doors lead through to the rear aspect dining room, creating a wonderful flow between the reception areas and providing direct access towards the garden.

To the rear of the property is the kitchen/breakfast room, fitted with a range of worktop surfaces and cupboards and offering a practical and sociable space for everyday family life. A separate utility room provides useful additional storage and workspace.

A particular feature of the home is the conservatory, which enjoys a pleasant outlook over the rear garden. With doors opening directly outside, this versatile room provides an ideal space for relaxing and enjoying the garden throughout the year.

The ground floor also benefits from a separate study, making it particularly well suited to modern family living and those requiring a dedicated home-working space.

Upstairs, the principal bedroom benefits from its own en suite bathroom, while there are three further bedrooms and a family bathroom, providing flexible accommodation for a growing family, guests or additional home-working requirements.

Externally, the property offers driveway parking for two vehicles and an integral double garage. The garage also provides exciting potential for conversion into additional living accommodation, subject to the necessary planning permissions and consents.





The rear garden is private, partially walled and totally enclosed including the lower garden, being mainly laid to lawn and providing an excellent outdoor space for children, entertaining or simply relaxing in the warmer months.

General: Services - Mains water, gas, electricity and drainage / Local Authority - Waverley B. C., The Burys, Godalming GU7 1HR / Council Tax - Band G with an annual charge for the year ending 31.03.27 of £4,338.18 / Tenure - Freehold / EPC rating - D / Mobile signal available. Ultrafast broadband (via Ofcom).

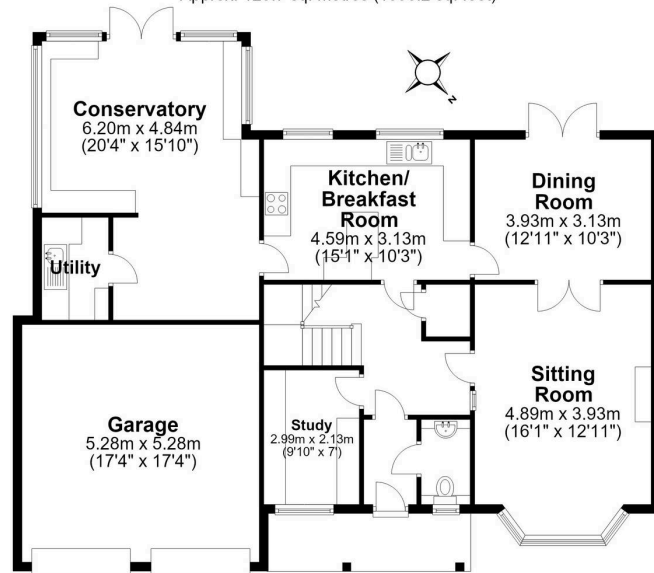
Situation: The property is situated in a highly desirable location to the south of Farnham convenient to Lower Bourne. Local facilities are close by and include a store/post office, public houses, veterinary clinic, chemist, tennis courts, the Bourne Woods and Bourne village green. Along the Ridgway you can find a Tesco Express, Loaf bakery, butcher, hairdresser, Wine Rack and the Langham recreation ground. There is an excellent choice of both state and private schools in the area including South Farnham School, Weydon Secondary School, St Peter's Primary School, Edgeborough, Frensham Heights and Barfield. The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafés and an excellent choice of restaurants. There is a Waitrose, Sainsbury's, Leisure Centre, David Lloyd Leisure Centre, local rugby, football and tennis clubs, and Farnham's historic deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking, cycling and dog walking.



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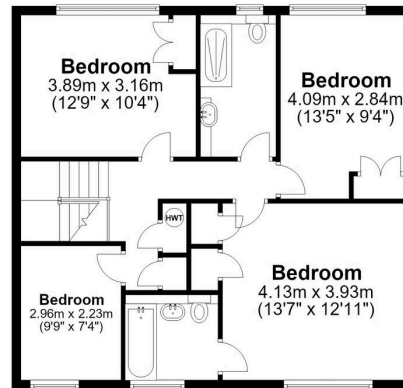
Ground Floor

Approx. 129.7 sq. metres (1396.2 sq. feet)



First Floor

Approx. 69.9 sq. metres (752.2 sq. feet)



House area: approx. 171.7 sq. metres (1848.2 sq. feet)

Garage area: approx. 27.9 sq. metres (300.3 sq. feet)

Total area: approx. 199.6 sq. metres (2148.5 sq. feet)

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. They are intended to give a fair description of the property but their accuracy is not guaranteed nor do they form part of any contract. All information should be verified by yourself and your professional advisors. We have not carried out a survey nor have we tested the services, appliances and specific fixtures and fittings. It must not be assumed that the property has all or any necessary planning permissions, building regulations or any other consents. Room sizes are approximate and they have been taken between internal wall surfaces and therefore include cupboards, shelves etc. Accordingly they should not be relied upon for carpets, curtains and furnishings

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Directions: Leave Farnham via the A287, Firgrove Hill, and continue to the top. At the traffic lights turn right onto The Ridgway and continue onto Shortheath Road. At the second mini-roundabout turn left into Burnt Hill Road. Continue down the hill and turn right into Longhope Drive where 8 can be found on the right.