



Ferns Mead, Farnham

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- Beautifully refurbished three-storey home in a peaceful west Farnham cul-de-sac
- Walking distance to Farnham's Georgian town centre and mainline station (London Waterloo)
- Stylish Shaker-style kitchen with granite worktops and newly fitted appliances
- Spacious lounge, three bedrooms and two modern bathrooms including en-suite
- Driveway parking for two cars and an integral garage

Tucked away in a quiet west Farnham cul-de-sac, this beautifully updated home offers light, space and sophistication. Recently refurbished throughout, it's ready to move straight into. Perfectly placed for the town centre, excellent schools and countryside walks.

Enviably situated in a peaceful cul-de-sac on the highly desirable west side of Farnham, this beautifully refurbished home offers the perfect balance of convenience, comfort and style. The property is just a short stroll from Farnham's elegant Georgian town centre, famed for its boutique shops, cafés and restaurants, as well as the mainline station which provides a fast and regular service to London Waterloo. Excellent local schools, including St Andrew's and Potters Gate, are close by, while large stretches of unspoilt countryside and National Trust land — such as Frensham Common, Bourne Woods, and Frensham Ponds — are within easy reach, providing a wonderful setting for walking and outdoor pursuits.

Originally constructed in 1995, the property has recently been the subject to a recent, comprehensive refurbishment programme, resulting in a stylish and immaculate home ready for immediate occupation. The works include replacement uPVC double glazing throughout (with a ten-year guarantee), replacement carpeting to the cloakroom, stairs, landings, lounge and bedrooms, new light fittings, and complete redecoration. The attention to detail and quality of finish is evident throughout.

On entering the property, a welcoming entrance hall with stairs to the first floor and cloakroom/WC leads through to a beautifully appointed Shaker-style kitchen. This thoughtfully



designed space features granite worktops with inset sink, a newly installed built-in oven, electric hob and extractor hood, together with space for a fridge/freezer and plumbing for a dishwasher. The concealed gas-fired central heating boiler was newly installed in 2023. The kitchen opens directly into a bright and inviting dining area with wide-plank oak-effect flooring and an under-stairs storage cupboard — ideal for family meals or entertaining guests.

On the first floor, the spacious lounge enjoys a lovely open aspect over the rear garden through twin uPVC double-glazed windows, creating a light and relaxing living space. There is also a single bedroom and a brand new, attractively part-tiled bathroom fitted with a quality white suite comprising a panelled bath with mixer tap and shower attachment, pedestal wash basin and WC.

The second floor offers two generous double bedrooms. The principal bedroom benefits from a well-appointed en-suite shower room, while the second bedroom includes an excellent range of fitted wardrobes and useful eaves storage.

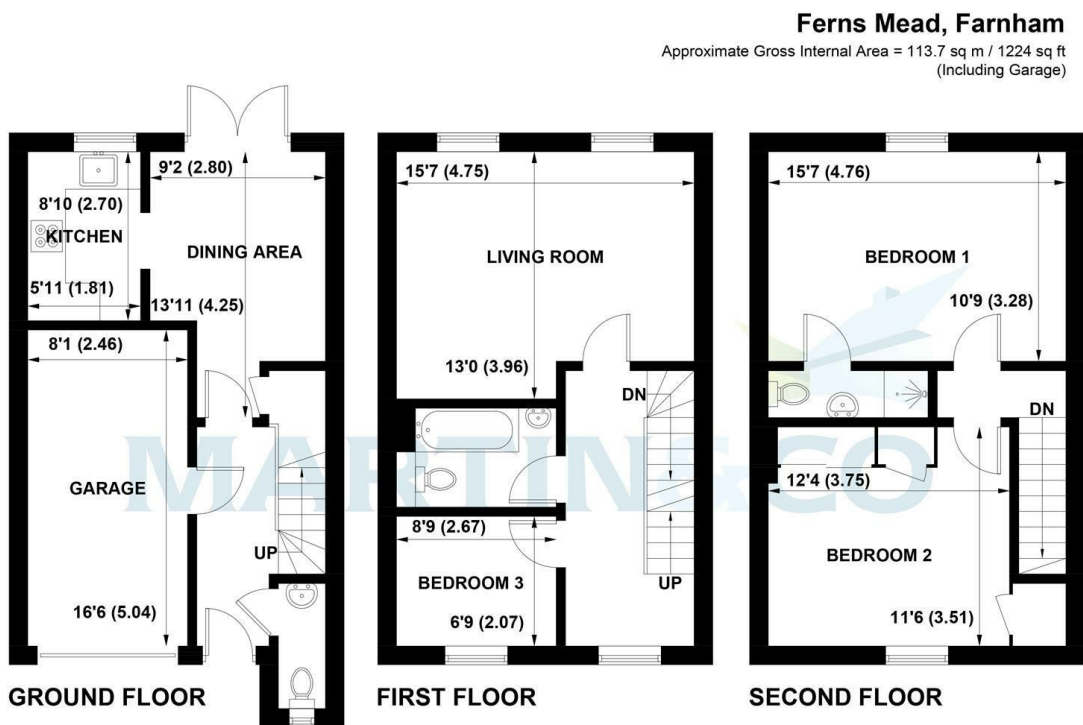
Outside, a private driveway provides parking for two cars and leads to an integral single garage with plumbing for a washing machine. The rear garden is a neat and fully enclosed, with a patio seating area, enjoying excellent natural light, and designed with ease of maintenance in mind.

Further information: there is an annual maintenance charge of approximately £140 for the upkeep of the communal areas within the development. The property benefits from gas-fired central heating via radiators, a good mobile signal with all major providers, and ultrafast broadband availability. The estate is managed by Waterside Mews (Farnham) Management Ltd, and the loft is part-boarded with lighting.

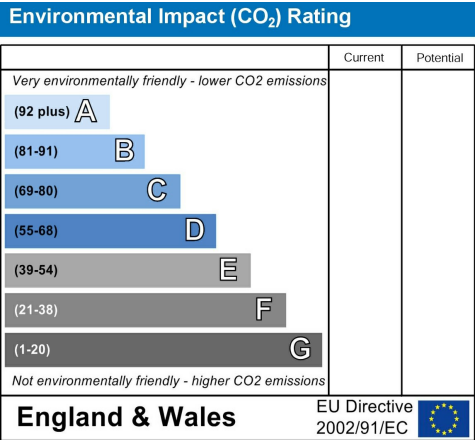
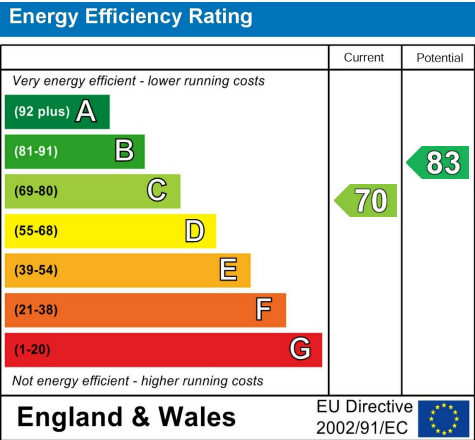
This superb home represents an exceptional opportunity for the discerning buyer to acquire a beautifully refurbished and conveniently located property in one of Farnham's most desirable residential settings.

Tenure: Freehold
EPC: C 70
Council Tax: Band E





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 1250178)
Produced by BlueSky Estate Agency Services on behalf of Martin&Co



Martin & Co Aldershot
 173 Victoria Road, Aldershot, Hampshire,
 GU11 1JU
 Aldershot@martinco.com

01252 311974
<http://www.martinco.com>



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