



**Arthur Road, Farnham**

**£3,750 Per Month**

  
**MARTIN & CO**

Arthur Road, Farnham

House - Detached

4 Bedrooms, 2 Bathroom

£3,750 Per Month

- Four well-proportioned bedrooms
- Impressive 25ft open-plan kitchen/dining room
- Fantastic location, perfect for town and station
- Excellent condition
- Access to Outstanding Schools
- EPC D 63
- Council Tax Band F
- Security Deposit £4,615
- Please note the garage is not included.

A beautiful four-bedroom detached family home in one of Farnham's most sought-after locations, just 0.4 miles from the mainline station and a short stroll from the Georgian town centre. Offering exceptional open-plan living, versatile family space and a private garden, the property also falls within the catchment for the highly regarded South Farnham and Weydon schools.

With direct trains to London Waterloo from as little as 52 minutes, it is perfectly suited to modern family and commuter lifestyles.

\*Please note the garage is not included.\*

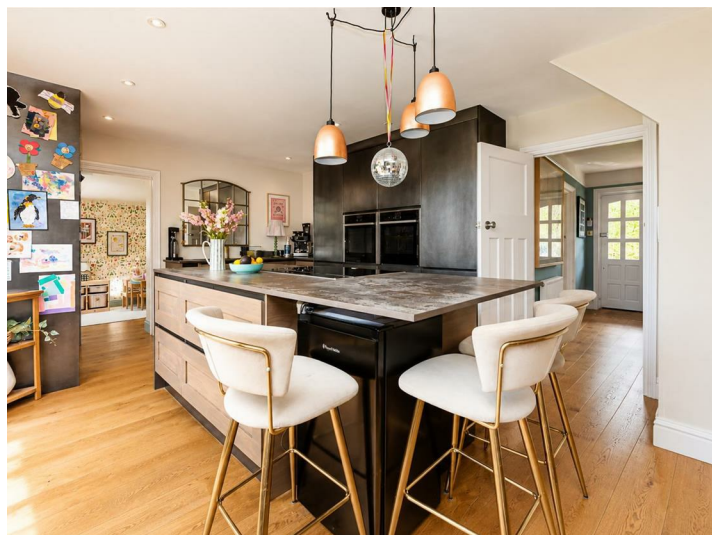
Available 20th August furnished or unfurnished. Confirm via Martin & Co.

Minimum household income for references required - £112,500

\*\*

Holding deposit (one weeks rent) - £865

\*\*This is a guide only and is subject to a full affordability assessment on application, which includes any other credit commitments and credit history.



A deceptively spacious and exceptionally well-presented four-bedroom detached family home, ideally situated within easy walking distance of Farnham town centre and the mainline station. Beautifully refurbished throughout, the property offers stylish, modern accommodation with flexible living space, making it an ideal family home.

Perfectly positioned for both families and commuters, the property is just 0.4 miles (approximately an 8-minute walk) from Farnham mainline station, offering regular direct services to London Waterloo station in as little as 52 minutes. It is also only a short stroll from the beautiful Georgian town centre of Farnham, renowned for its thriving arts scene, independent boutiques and vibrant café culture. The property falls

within the catchment area for a choice of "Outstanding" powerhouse state schools. South Farnham School (Infants and Juniors) and Weydon School are both widely regarded as among the highest-performing state schools in the country, making this an exceptional location for family living.

On entry a welcoming entrance hall leads to a bright and airy living room featuring a characterful boxed bay window with shutter blinds, exposed wooden floorboards, picture rail and an attractive open fireplace. A separate study, also with a boxed bay window and shutters, provides an excellent space for home working and is complemented by a contemporary ground floor shower room with a large walk-in shower.



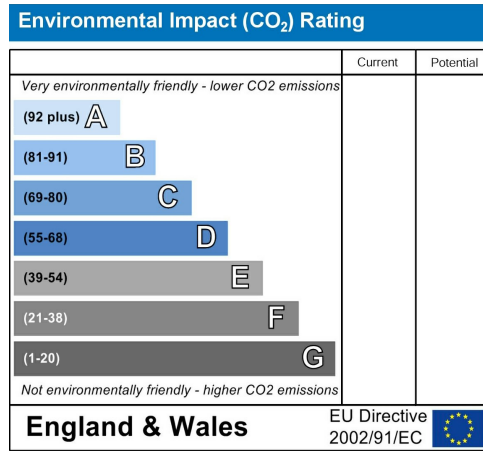
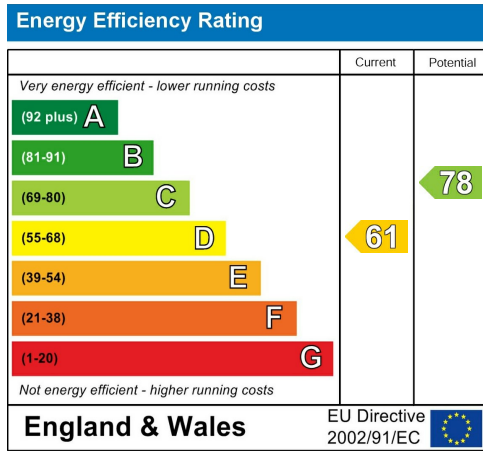
Undoubtedly the heart of the home is the impressive 25ft open-plan kitchen/dining room, fitted with contemporary slate-effect cabinetry, oak drawer units and a range of integrated appliances, including double eye-level ovens and a boiling water tap. Exposed wooden flooring and bi-fold doors opening onto the rear terrace create a superb space for both everyday family life and entertaining. Adjoining the kitchen is a versatile family/playroom with a vaulted ceiling, electric Velux windows and a charming mezzanine snug area, ideal as a children's den, reading nook or informal retreat. Internal access to the garage is also provided.

Upstairs, the property offers four generously sized bedrooms along with a stylish, fully tiled family bathroom featuring a bath with open shower.

Externally, the enclosed rear garden enjoys a paved terrace ideal for outdoor dining, with the remainder laid mainly to lawn and bordered by mature flower and shrub beds. A timber outbuilding provides useful additional storage or workspace, while the garage offers further storage and practical utility space. To the front, a double brick-block paved driveway provides ample off-road parking.

Combining period character with contemporary finishes and an outstanding central Farnham location, this is a rare opportunity to rent a beautifully appointed family home within easy reach of excellent schools, commuter links and one of Surrey's most desirable market towns.

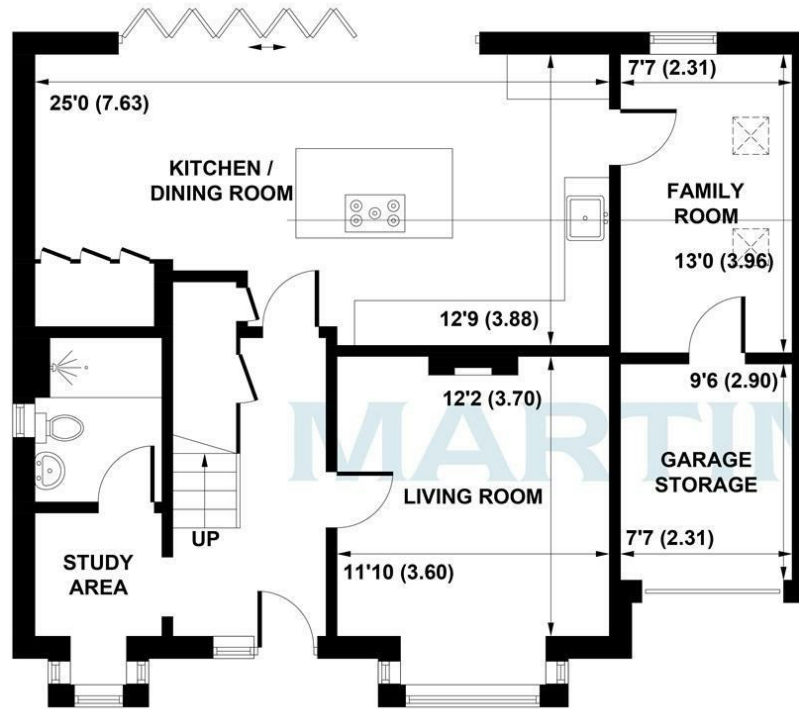
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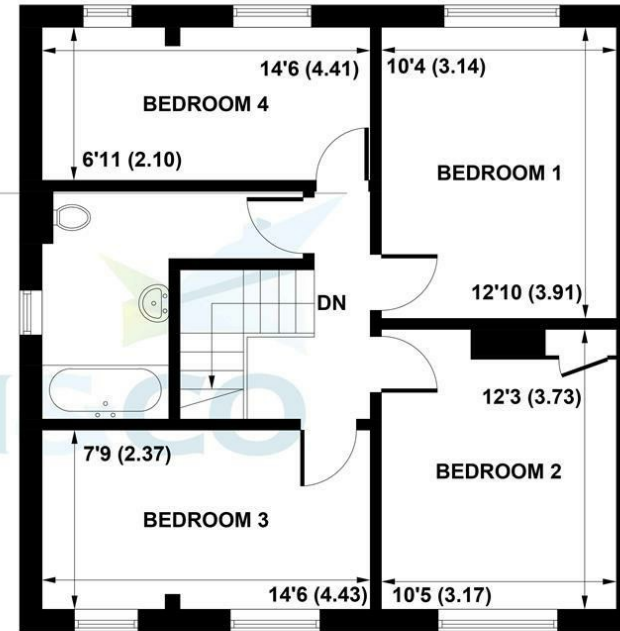


# Arthur Road, Farnham

Approximate Gross Internal Area = 140.0 sq m / 1507 sq ft  
(Including Garage Storage)



**GROUND FLOOR**



**FIRST FLOOR**

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. (ID1311872)  
Produced by BlueSky Estate Agency Services on behalf of Martin&Co

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

