



Copse Avenue | | Farnham | GU9 9EB

Asking Price £695,000 Freehold

Waterford's W
Residential Sales & Lettings

Copse Avenue |
Farnham | GU9 9EB
Asking Price £695,000

A beautifully maintained and thoughtfully extended four-bedroom family home offering approximately 1,621 sq ft of versatile accommodation, set within a generous plot of just under 0.2 of an acre. Featuring multiple reception rooms, a spacious kitchen/breakfast room, a stunning rear garden backing onto woodland, ample driveway parking and a detached garage, the property occupies a sought-after Farnham location with excellent access to local amenities, schools and major road links.

- Stunning detached home situated in just under 0.2 of an acre backing onto woodland
- Entrance hall leading to thoughtfully designed Family Room with views over the rear garden
- Fully fitted shaker style Kitchen Dining room with door to side.
- Recently refurbished wet areas to both floors
- Superb commuter links via A3/M3 and M4 and catchment for top quality schooling.
- Extended in recent years to provide spacious and versatile living accommodation
- Sitting Room with feature fireplace and benefitting from a plethora of natural light.
- Four bedrooms of an excellent size across two floors.
- Superbly maintained throughout and presented in excellent decorative order.
- Excellent sized paved driveway with access to single detached garage and generous area of lawn



A rare opportunity to acquire a beautifully extended family home, occupying a generous plot with a stunning woodland backdrop in a sought-after Farnham location.



This is a rare opportunity to acquire a beautifully maintained and thoughtfully extended family home, combining generous and versatile accommodation with a superb plot of just under 0.2 of an acre and a delightful woodland backdrop. Offering approximately 1,621 sq ft of internal accommodation, excluding the detached garage, this attractive property provides the perfect balance of space, comfort and tranquillity in a sought-after Farnham location.

Upon entering, the ground floor reveals a well-balanced layout designed to accommodate modern family living. The spacious dining room provides an excellent setting for entertaining, flowing through to the impressive kitchen/breakfast room, which features a comprehensive range of fitted units and ample space for everyday family dining. A separate family room enjoys pleasant views across the rear garden, creating a wonderful additional reception space, while the sitting room offers a welcoming retreat for relaxation.

The first floor provides three well-proportioned bedrooms, including an impressive principal bedroom, alongside a modern family bathroom. A further double bedroom is located on the ground floor, offering excellent flexibility for guests, multigenerational living or use as a home office. The property also benefits from recently refurbished bath and shower facilities and useful eaves storage, with the accommodation presented in excellent decorative order throughout.

Outside, the property occupies a generous plot with a particularly attractive rear garden enjoying a peaceful woodland backdrop. The garden offers plenty of space for outdoor entertaining, family



activities and relaxation, with the surrounding greenery providing a wonderful sense of privacy and seclusion. To the front, a substantial paved driveway provides ample off-road parking and leads to a detached single garage, complemented by a generous area of lawn.

Ideally positioned for access to Farnham town centre, the A3, M3 and wider road network, the property is also conveniently situated for a range of local amenities and well-regarded schools. Combining an excellent amount of living space, flexible accommodation and a superb garden setting, this is a wonderful opportunity to secure a distinctive family home in a popular residential location.

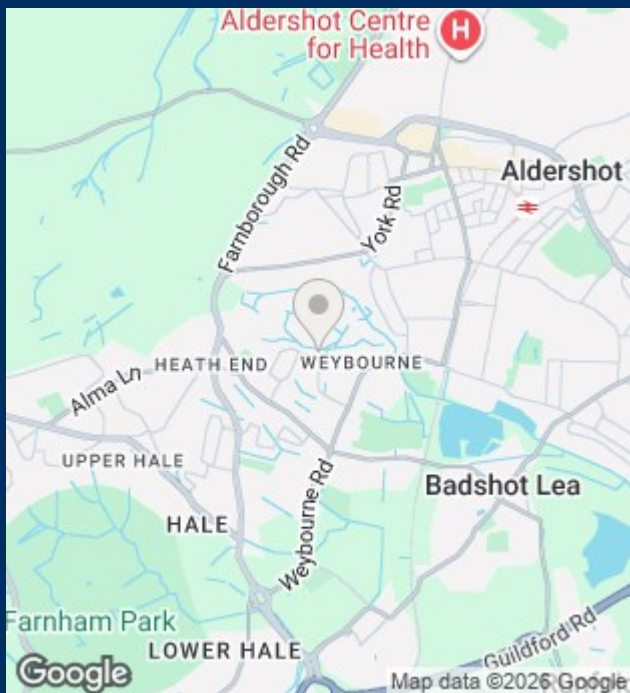
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Combining spacious and versatile accommodation with a superb garden, ample parking and a detached garage, this wonderful home is ideally suited to modern family living. An internal viewing is highly recommended to fully appreciate everything this property has to offer.





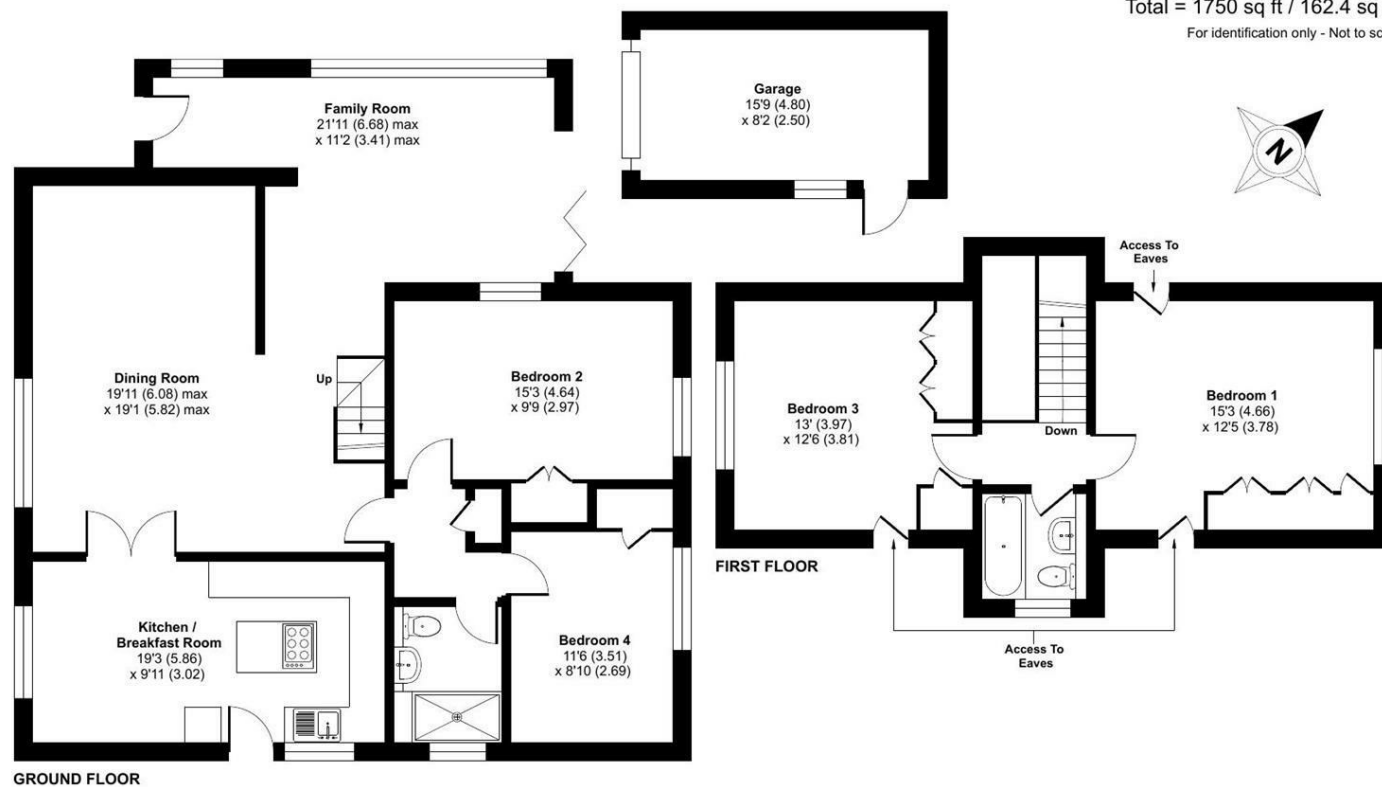
Copse Avenue, Farnham, GU9

Approximate Area = 1621 sq ft / 150.5 sq m

Garage = 129 sq ft / 11.9 sq m

Total = 1750 sq ft / 162.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Waterfords. REF: 1534728

Waterfords
Residential Sales & Lettings

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
73	79
England & Wales	
EU Directive 2002/91/EC	

39 The Hart Centre

Fleet

Hampshire

GU51 3LA

01252 623333

fleet@waterfords.co.uk