



West Street, Farnham  
Surrey, GU9



*Beyond your expectations*



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# A superb conversion offering a 3 bedroom apartment with parking

**Hamptons International**

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

Own entrance hall | sitting room | stunning fitted kitchen | 3 bedrooms with en suite shower to master | family bathroom | gas central heating | light and airy throughout | 2 parking spaces | superb throughout | AVAILABLE IMMEDIATELY.

**Guide Price £545,000 Leasehold**

## Description

A superb conversion of a pair of listed period houses and outbuildings by Raggett Developments now providing comfortable and spacious apartments and houses finished to a high specification throughout whilst retaining many period features situated close to the town centre with off road parking. There is a light and airy twin aspect sitting room and access from the landing to a stunning fitted kitchen with granite worktops, ample base and wall mounted units, polished timber floor, high specification appliances and under floor heating. There are two good sized bedrooms with a large family bathroom. To the second floor is the master bedroom of good size with a walk in ensuite shower room. This apartment has gas central heating and is finished to a superb standard throughout. A most attractive first and second floor apartment ready for immediate occupation.

## Outside

There are some raised flower beds to the side and front elevations in old stone and brick wall surrounds. There is a brick blocking covered driveway and is currently arranged providing parking for the 6 units in total with allocated spaces with a vehicle entrance off Crondall Lane and an exit into West Street on the other side of the development.

## Location

Alresford House occupies a prominent corner position within Farnham town centre Conservation Area at the

junction of West Street and Crondall Lane. Lying on the edge of but just outside the prime commercial area there is largely level access to the extensive cultural, shopping and educational facilities offered by Farnham including a leisure / sports centre, the Maltings Art Centre, St Andrew's Parish Church and Waitrose and Sainsburys. Farnham is a historic former market town renowned for its Medieval and Georgian buildings beneath its castle and park and with a good commuter service to Waterloo. The surrounding countryside is interlaced with footpaths and bridleways renowned for its commons many within the ownership of The National Trust including Frensham Common and Ponds.

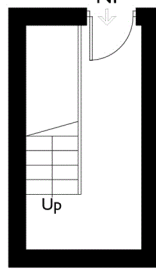


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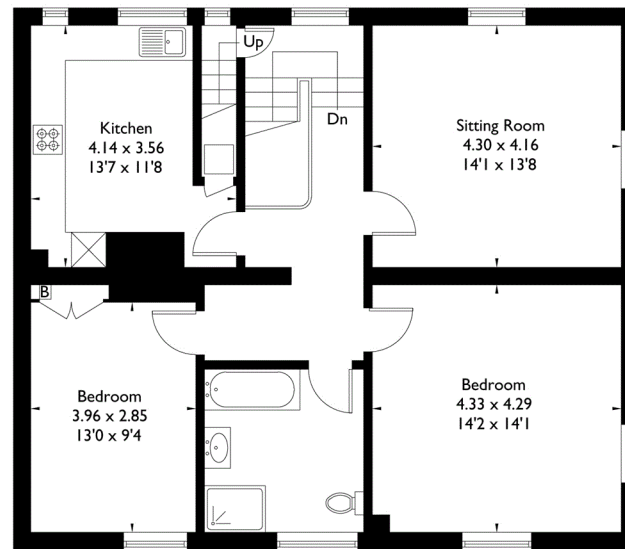
Approximate Gross Internal Area  
136.4 sq m / 1468 sq ft



## Flat 61 A

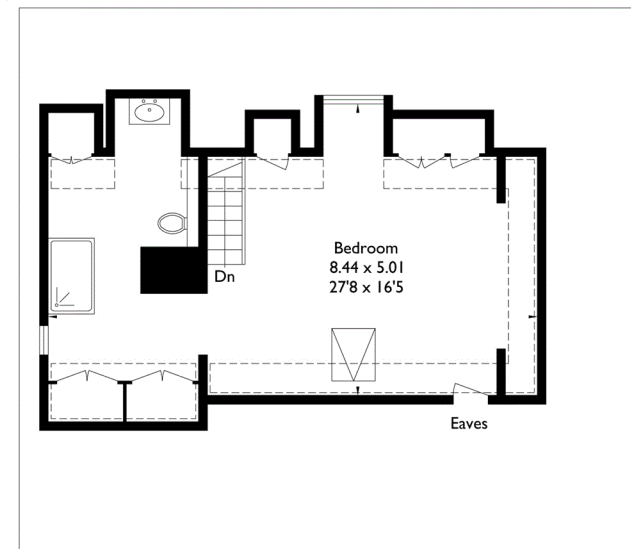


Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0



Second Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 172696

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

