

49 Linden Cottage, Church Avenue,
Farnborough, Hampshire. GU14 7AP.



£895,000 Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Located in the desirable Farnborough Park area in a plot of approximately one sixth of an acre, this beautiful detached character property offers around 3,500 sq.ft. of accommodation space across two separate buildings, with two annexes. Both the main house and separate annexe have character and modernity in equal measure with an Inglenook style fireplace, exposed timbers as well as modern bathrooms and kitchens.

The main house comprises a living room, family room, dining room, kitchen & utility room, and master bedroom with en suite on the ground floor. On the first floor is an impressive open landing, three double bedrooms and a bathroom. The attached annexe has its own kitchen, bedroom with en suite shower, living room and conservatory. The detached annexe has an open plan sun room/kitchen, living room, bedroom, shower room and separate wc as well as access to a storage loft. The property is offered with NO ONWARD CHAIN.

EPC: C

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Registered Office: 13 Claremont Avenue, Camberley, Surrey GU15 2DR
Registered No. 8078018 England and Wales

www.luffandwilkin.co.uk
info@luffandwilkin.co.uk
Tel: 01252 838899
1 Guildford Road, Camberley, Surrey, GU16 6NL

THE PROPERTY

This large four bedroom detached home is located in the desirable Farnborough Park area and enjoys a mix of character and modern features covering approximately 3,500 sq.ft. of accommodation space across two separate buildings with two annexes. There are two grassed areas to the front of the living room and another to the rear. The rear one has a paved patio with a manually operated blind. There is a further paved shady seating area around the conservatory. The brick paved drive offers parking for a number of vehicles and is accessed via an electric gate.

Attached to the main house is a one bedroom self contained annexe which could potentially be incorporated into the main house if desired. In addition, there is a large one bedroom detached bungalow with loft storage and vaulted ceilings. There are three separate secluded gardens, ideal for al fresco dining.

The property is located half a mile from Farnborough town centre with its excellent array of shops, restaurants, supermarkets and entertainment facilities. Farnborough Main railway station is also nearby with direct links to London Waterloo and there are many highly regarded state and private schools in the area.

MAIN HOUSE WITH ATTACHED SELF CONTAINED ANNEXE

MAIN HOUSE
Dual aspect kitchen/breakfast room with separate utility room
Separate dining room, family room and dual aspect living room with feature Inglenook fireplace
Master bedroom with en suite bathroom
Three further double bedrooms on the first floor, with a family bathroom
Cloakroom
Accessed from the inner hallway there is a delightful garden with paved patio and grassed area surrounded by high hedges offering privacy and seclusion.

ATTACHED SELF CONTAINED ANNEXE
Separate sitting room, kitchen and conservatory
Dual aspect bedroom suite with fitted wardrobes and en suite shower room
Outside the conservatory is a paved patio area offering shade and seclusion.

DETACHED SELF CONTAINED ANNEXE

This spacious detached property holds a secret. Under the living room floor is a swimming pool; the floor would need to be removed and the pool would need commissioning.
Spacious living room
Open plan kitchen & sun room
Bedroom
Shower room & separate cloakroom
Stairway access from the bedroom to the loft space above.
The annexe could lend itself to create an income, or it could be used as a home office.

LOCATION

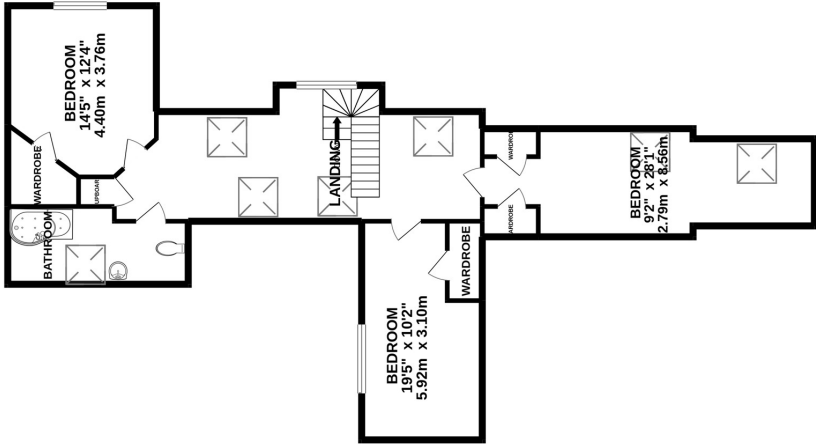
Farnborough offers a good selection of shopping facilities catering for day to day requirements, with several other larger towns within close proximity. There are also numerous local state and private schools, and many highly regarded sports clubs and leisure facilities in the area. Communications are excellent with the M3, A3 and M4 giving fast access to London, the M25 and other motorway networks. Furthermore, Farnborough benefits from having a direct rail link to London Waterloo, taking only 38 minutes.

Farnborough town centre - 0.5 mile
Farnborough Main station - 0.5 mile (38 minutes to London Waterloo)
Heathrow (Terminal 5) - 20 miles
Gatwick - 48 miles
Central London - 35 miles
Reading - 23 miles
Basingstoke - 17 miles
Guildford - 13 miles
Woking - 14 miles
(Distances & times approximate)

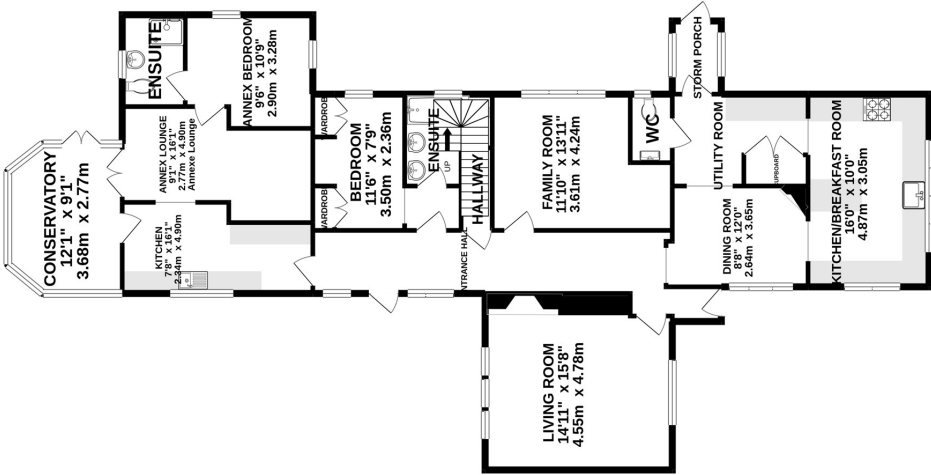
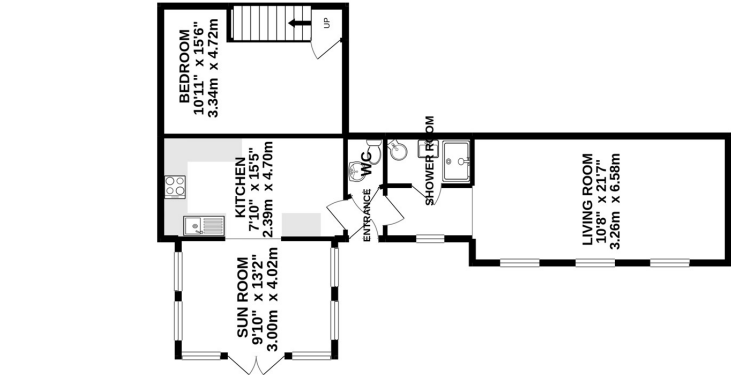
NOTE

In accordance with Section 21 of the Estate Agents Act 1979, we declare that there is personal interest in the sale of this property. The vendor is an employee of an associated company.

1ST FLOOR
1008 sq.ft. (93.6 sq.m.) approx.



GROUND FLOOR
2361 sq.ft. (219.4 sq.m.) approx.



TOTAL FLOOR AREA : 3369 sq.ft. (313.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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