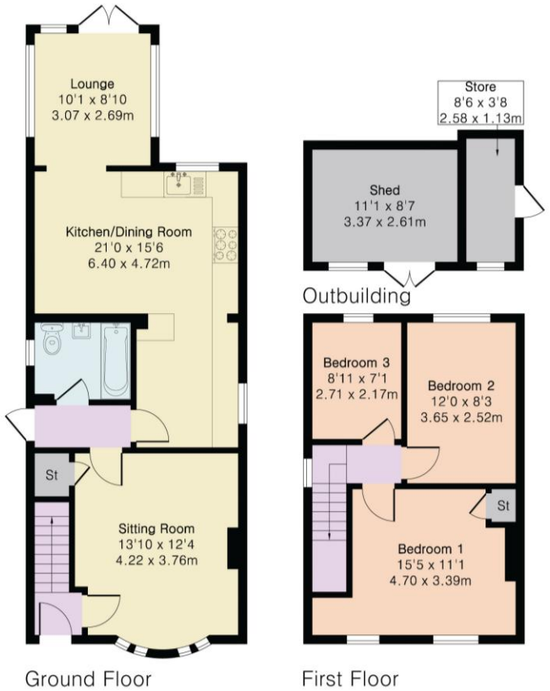
Approximate Gross Internal Area 1012 sq ft - 94 sq m
(Excluding Outbuilding)
Ground Floor Area 644 sq ft – 60 sq m
First Floor Area 368 sq ft – 34 sq m
Outbuilding Area 135 sq ft – 13 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Seymours

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3	1	D	1012	0.4 miles	Band D	NA	NA

Services - The property has mains water, electricity, gas fired central heating to radiators and mains drainage.

Rental Potential - Following advice from our Letting Department we understand the property could potentially rent out for £2000PCM.

Fixtures & Fittings - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

Viewing - Strictly by appointment through Seymours Estate Agents, 116 - 118 High Street, Godalming, Surrey, GU7 1DJ.

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Seymours



6 Silo Road, Farncombe, GU7 3PA

£572,500 Freehold

Offered for sale with NO ONWARD CHAIN, this well presented three-bedroom detached home combining charming character features with stylish, well-appointed accommodation, including a superb open-plan kitchen/dining room, two inviting reception rooms and a contemporary family bathroom. Further highlights include generous driveway parking, a delightful south-west facing rear garden with a versatile timber outbuilding benefiting from power, and an excellent location approximately 0.4 miles from Farncombe station, with local amenities and several well-regarded schools within half a mile.





Seymours

Your property partner for life

Situated in an established residential setting, this attractive three-bedroom detached home offers approximately 1,012 sq ft of well-arranged accommodation. Combining contemporary finishes with a warm and welcoming feel, highlights include a superb open-plan kitchen/dining room, a comfortable sitting room with wood-burning stove, a garden-facing lounge and a generous south-west facing rear garden with a substantial timber outbuilding. The property also offers exciting potential to extend, subject to obtaining the necessary consents, with planning permission having previously been granted, providing an excellent opportunity for buyers looking to create additional living space.

The property is approached via a gravelled driveway providing off-road parking for several vehicles, with an attractive brick façade and a smart front entrance.

Stepping inside, the entrance hall leads through to a welcoming sitting room positioned at the front of the house. A wide bay window provides plenty of natural light, while attractive wood-effect flooring and a charming wood-burning stove, set beneath a timber mantel, create a cosy yet contemporary living space. Built-in shelving adds a practical finishing touch.

The accommodation flows through to an impressive open-plan kitchen/dining room, which forms the heart of the home. Generously proportioned and thoughtfully arranged, this wonderful space features a range of cream Shaker-style cabinetry complemented by solid wood worktops, classic metro-tiled splashbacks and a substantial range-style cooker with an extractor above. The continuation of the wood-effect flooring creates a seamless feel, while ample space for a dining table makes this an ideal setting for everyday family life and entertaining.

Beyond the kitchen, a delightful additional lounge enjoys windows to both sides and double doors opening directly onto the rear terrace and garden. This particularly versatile space provides a lovely spot to relax while enjoying the outlook over the garden and creates a natural connection between the inside and outside.

A contemporary family bathroom, fitted with a shower over the bath, vanity washbasin, stylish grey tiling and chrome fittings, completes the ground-floor accommodation.

Upstairs, the first floor provides three well-proportioned bedrooms, each offering flexibility to suit a variety of requirements. The principal bedroom is particularly generous, with plenty of space for bedroom furniture and useful built-in storage. The second bedroom is another comfortable double, while the third bedroom would make an excellent child's bedroom, nursery or home office.

Outside, the south-west facing rear garden is a particularly appealing feature of the property, extending away from the house and offering a wonderful combination of entertaining space and established greenery. Immediately adjoining the property is a generous paved terrace, providing ample room for outdoor dining and seating, with low brick walls creating a subtle division from the lawn beyond.



The garden itself is predominantly laid to lawn, bordered by established shrubs, mature trees and planted beds, creating an attractive setting with a pleasing sense of privacy. At the far end stands a substantial timber outbuilding, complete with power and lighting, offering excellent flexibility for use as a hobby room, office, workshop or additional storage. An adjoining store provides further practical space, while gated side access adds everyday convenience.

Combining versatile accommodation, attractive interiors, generous parking and a lovely rear garden, this appealing detached home is ideally suited to families, professionals and those looking for a property with excellent space both inside and out.

Silo Road enjoys a convenient position in the popular village of Farncombe, within easy reach of local shops, cafés, traditional public houses and everyday amenities. Farncombe mainline station is approximately 0.4 miles away, providing regular, direct services to London Waterloo, while nearby Godalming offers an excellent selection of independent shops, restaurants, supermarkets and leisure facilities.

Families are particularly well catered for, with Farncombe Infant School, Loseley Fields Primary School and Broadwater School all within half a mile, while Godalming Junior School is approximately one mile away. Broadwater Park and the local leisure centre provide excellent recreational opportunities, while the surrounding Surrey countryside offers beautiful walks and outdoor pursuits.









