



8 Hopkiln Weydon Lane, Farnham

GU9 8QH

Guide Price **£325,000**

ANDREW LODGE

estate agents



8 Hopkiln Weydon Lane

Farnham

An impressive 2 bedroom flat with stunning views close to Farnham town centre and station. No onward chain.

- 2 bedrooms
- Shower room
- Large sitting/dining room with vaulted ceiling
- Kitchen
- Garage in block
- Communal garden
- Far reaching views towards Farnham

This attractive two bedroom flat offers a wonderful blend of period character and modern convenience, making it an ideal choice for those seeking a home close to the heart of Farnham. The spacious living room immediately captures attention with its striking vaulted ceiling and exposed beams (a feature that adds both charm and a sense of openness to the space). Large windows frame far-reaching views over Farnham, providing an ever-changing outlook and an abundance of natural light throughout the day. The well-proportioned kitchen is thoughtfully arranged to maximise both storage and functionality, with ample worktop space and room for appliances.

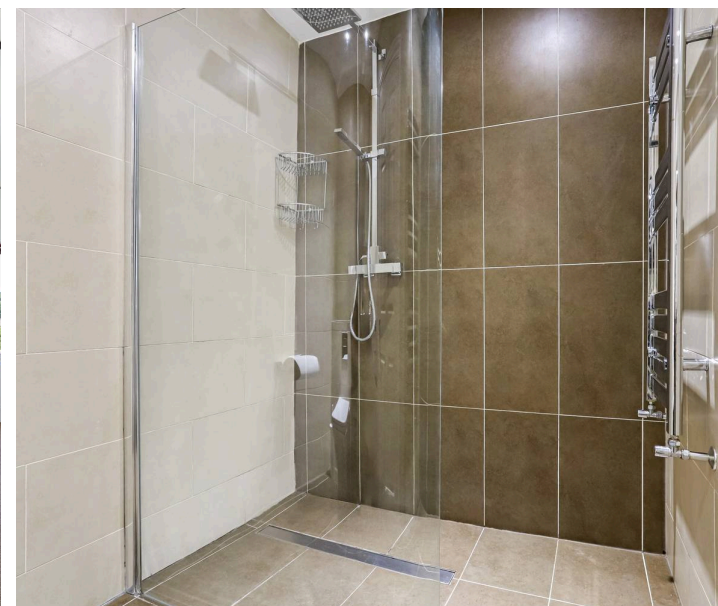


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The two bedrooms are generously sized, each offering comfortable accommodation and flexible options for use as a guest room, home office or nursery, depending on your needs. The bathroom is fitted with a modern suite (including a shower, wash basin, WC and under floor heating) and is finished in a neutral style. Throughout the flat, neutral decor and natural light create a welcoming and adaptable environment, ready for you to put your own stamp on. The flat benefits from access to a communal garden which is shared by the top 5 flats. Additional benefits include gas central heating, double glazing and a secure entry system, providing comfort and peace of mind.

The property is located in a sought-after area of Farnham, within easy reach of the town's excellent selection of shops, cafes, restaurants and amenities. Farnham mainline station is also conveniently close by, offering direct links to London and surrounding areas, making this an excellent option for commuters. This flat represents an exceptional opportunity for first time buyers, downsizers or investors looking for a well-maintained property in a desirable location. With its unique architectural features, stunning views over the town and the advantage of being offered with no onward chain, this is a home that must be seen to be fully appreciated. Arrange your viewing today to experience the charm and practicality this delightful flat has to offer.





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General

Services - Mains water and electricity. Gas heating to radiators. Double glazed windows.

Local Authority - Waverley Borough Council, The Burys, Godalming, GU7 1HR 01483 523333

Council Tax - Band C with an annual charge for the year ending 31.03.27 of £2,313.70

Tenure - Leasehold. 999 year lease commenced 25th December 1988. 8 flats share ownership of the Hopkiln (Farnham) Ltd which owns the Freehold. Service charge £2359.44 pa.

EPC Rating - D

Mobile signal available. Ultrafast broadband (via ofcom).

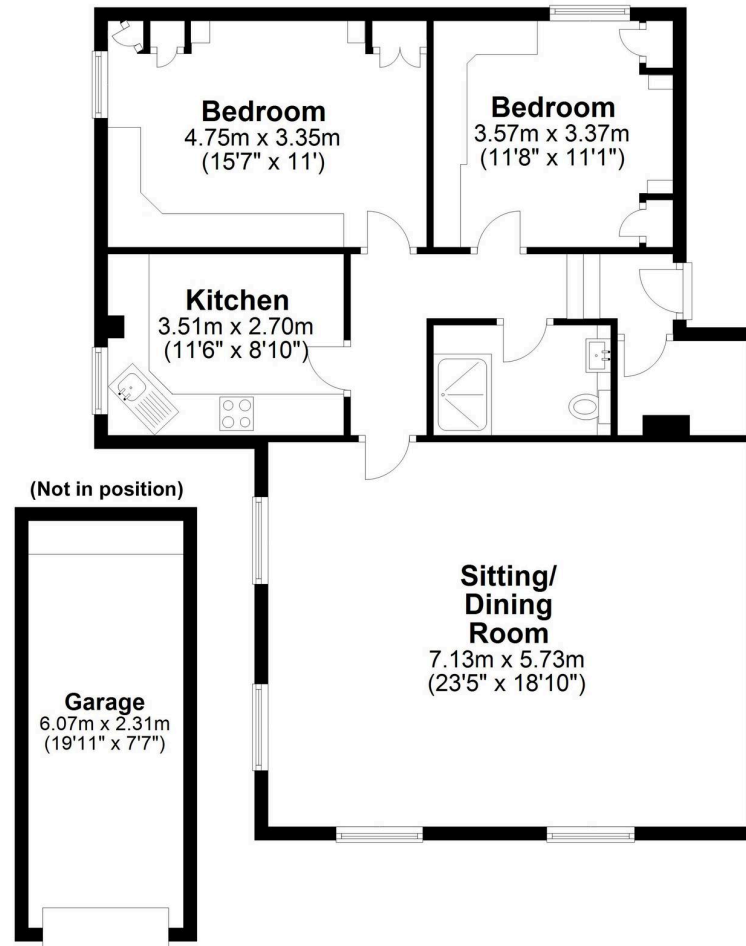
Directions: Leave Farnham via South Street and at the by-pass turn right. At the traffic lights turn left into Weydon Lane and continue over the railway bridge. The property can be found along on the left.



Hop Kiln, Farnham, GU9 8QH

Ground Floor

Approx. 95.0 sq. metres (1022.4 sq. feet)



House area: approx. 95.0 sq. metres (1022.6 sq. feet)

Garage area: approx. 14.0 sq. metres (150.7 sq. feet)

Total area: approx. 109.0 sq. metres (1173.3 sq. feet)

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. They are intended to give a fair description of the property but their accuracy is not guaranteed nor do they form part of any contract. All information should be verified by yourself and your professional advisors. We have not carried out a survey nor have we tested the services, appliances and specific fixtures and fittings. It must not be assumed that the property has all or any necessary planning permissions, building regulations or any other consents. Room sizes are approximate and they have been taken between internal wall surfaces and therefore include cupboards, shelves etc. Accordingly they should not be relied upon for carpets, curtains and furnishings

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