

5 Santina Close, Farnham

Surrey, GU9 0LD

Guide Price **£515,000**
ANDREW LODGE
estate agents



5 Santina Close

Farnham

A spacious 3 bedroom detached family home situated in a cul-de-sac and within close proximity of a selection of schools

- Sitting room
- Dining room
- Kitchen
- Utility room
- Cloakroom
- 3 bedrooms
- Family bathroom
- Private enclosed garden
- Driveway providing parking

Property Summary: Nestled within a cul-de-sac setting, this charming three-bedroom detached home offers the perfect blend of modern comfort and family-friendly living. Thoughtfully extended and well presented, the property provides versatile spaces for both relaxation and entertaining, complemented by a generous rear garden and excellent local schooling on the doorstep.

Ground Floor Accommodation: The entrance hallway is warm and inviting leading you towards a series of light-filled, versatile rooms. To the rear, the dining room/snug enjoys delightful views across the garden, offering an ideal space for family meals or a cosy retreat. The heart of the home lies in the separate sitting room, a spacious extension created by the previous owners.



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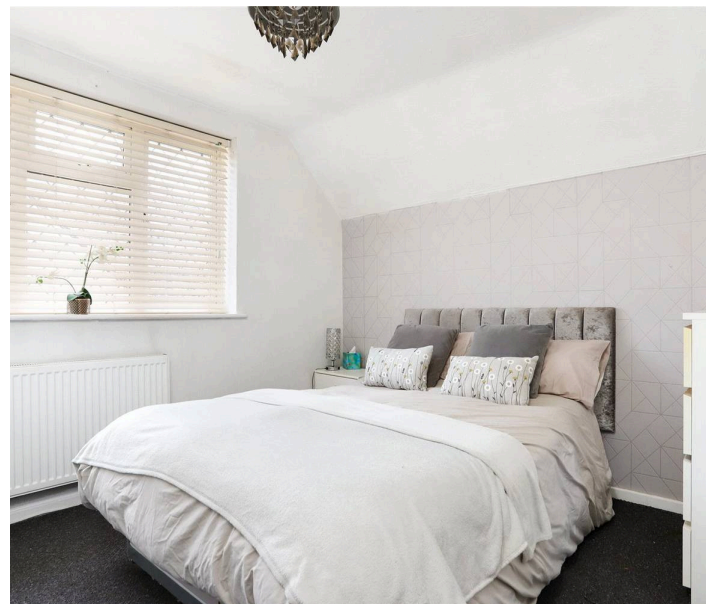
Bathed in natural light and perfectly positioned to flow into the garden, it's a space made for family gatherings and quiet evenings alike. At the front, the kitchen combines practicality with charm, leading seamlessly into a dedicated utility room, keeping household essentials tucked neatly away. **First Floor**

Accommodation: Upstairs, the home continues to impress with three generously sized bedrooms, each offering flexibility for family life, guest accommodation, or working from home. A well-appointed family bathroom completes the first floor.

Outside: The rear garden is a true highlight — a private, enclosed haven mainly laid to lawn with a patio terrace that invites summer barbecues, al fresco dining, and children's play. To the front, a driveway provides convenient off-road parking.

General: Services - Mains water, electricity and drainage. Gas central heating to radiators. Double glazed windows. Local Authority - Waverley B.C., The Burys, Godalming GU7 1HR Council Tax - Band E with an annual charge for the year ending 31.03.26 of £3,032.60. EPC Rating - D Tenure - Freehold. Mobile signal available. Ultrafast broadband. (via Ofcom)

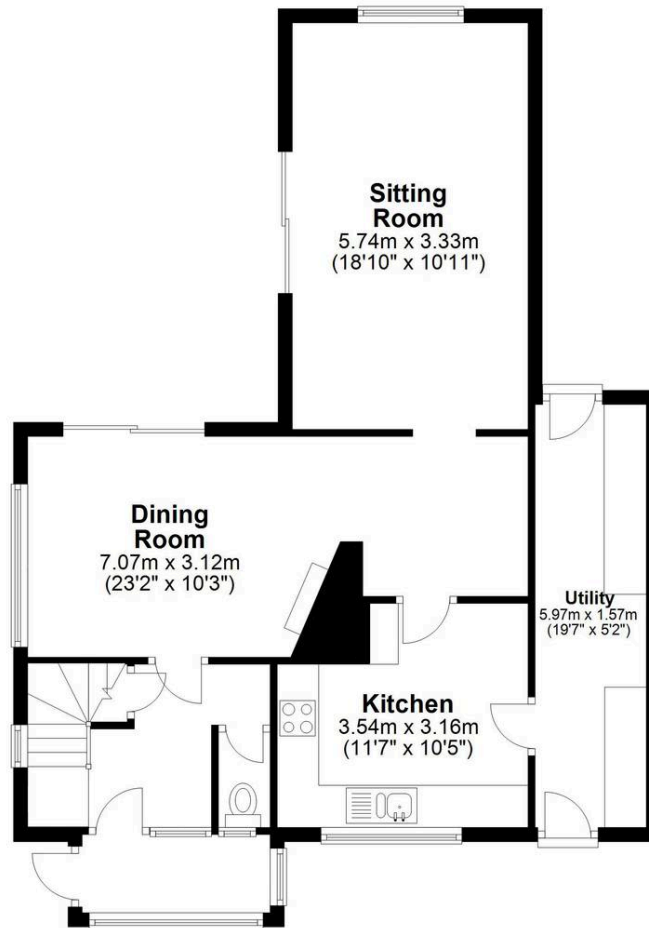
Situation: The property is set within walking distance of Farnham's historic deer park offering over 300 acres of beautiful open countryside, great for walking and cycling. The property is in close proximity to local facilities, including a Tesco Express, veterinary surgery, hairdresser, choice of restaurants, public house and an active village hall and scout hut within a few minutes walk. The property is also a short drive from Farnham town centre. The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards.



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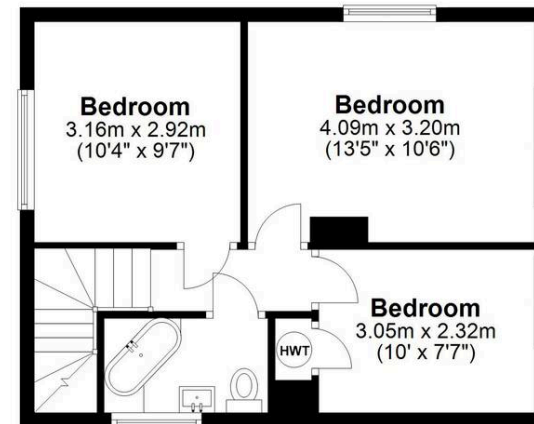
Ground Floor

Approx. 71.6 sq. metres (771.0 sq. feet)



First Floor

Approx. 39.7 sq. metres (426.8 sq. feet)



Total area: approx. 111.3 sq. metres (1197.8 sq. feet)

This plan is for layout guidance only.

Measurements are for general guidance
only and must not be relied upon