



## Kettlebury View, Pitch Place Farnham Surrey

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A spacious detached home enjoying a semi rural location on the edge of Hankley Common on a secluded plot of 0.29 acres. The extended and flexible accommodation includes a large kitchen/dining living space with a roof lantern and doors to the rear garden. This fabulous open place space is the hub of the home and the kitchen features a good range of fitted cupboards and drawers as well as integrated appliances. Also on the ground floor are a family room, 3 bedrooms, a family bathroom and en-suite shower room. On the first floor there is a further bedroom and a nursery/office with skylight windows and eaves storage. To the front of the house is a shingle driveway providing off road parking for a number of cars. The generous rear garden is mainly laid to lawn with a paved patio and a detached outbuilding. The house is not on mains drainage or gas but is served by a septic tank and oil-fired boiler. Thursley is a fabulous location, surrounded by thousands

**Price** : Price Guide £2,750  
**EPC EER** : 40  
**EPC EER Potential** : 62  
**View** : <https://www.keatsfearn.co.uk/to-let/surrey/thursley/farnham/residential/detached/8162591>



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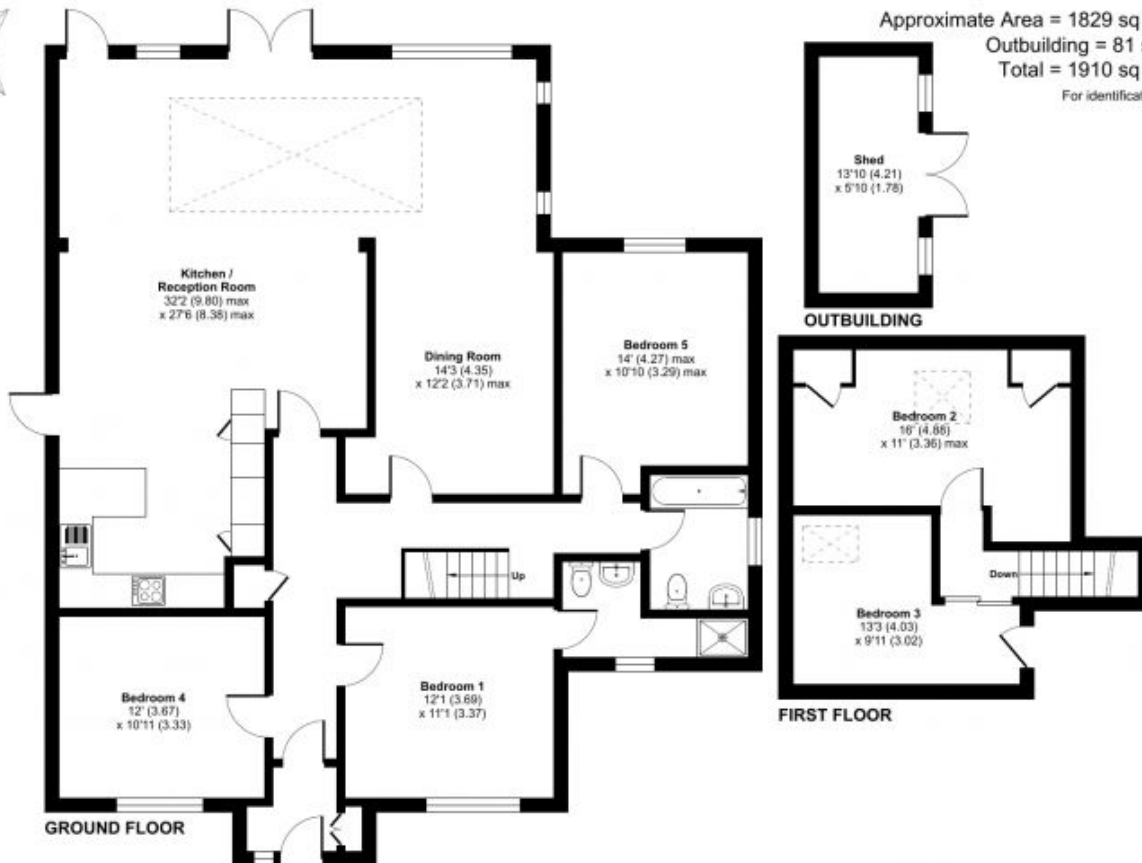
# Thursley, Godalming, GU8

Approximate Area = 1829 sq ft / 169.9 sq m

Outbuilding = 81 sq ft / 7.5 sq m

Total = 1910 sq ft / 177.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2024. Produced for Keats Fearn Limited. REF: 1194263

