

31 Salisbury Road, Farnborough, GU14 7AJ

£1,195,000

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- Impressive Seven/Eight Bedroom Detached Character Residence
- Approximately 3256 Sq. Ft. Overall of Versatile Accommodation
- Beautifully Refitted Kitchen with Central Island
- Substantial West-Facing Rear Garden with Mature Trees
- Highly Sought-After Farnborough Park Location
- Four Generous Reception Spaces - Plus Separate Conservatory
- Flexible Ground-Floor Reception Room/ Bedroom With Modern Bathroom Facilities
- Extensive Driveway Parking, Detached Garage and Excellent Transport Links

Occupying a generous, mature plot in the highly regarded Farnborough Park area, this impressive seven/eight bedroom detached character home offers approximately 3256sq. ft. overall of beautifully presented and versatile accommodation. Combining traditional architectural detail with carefully considered modern improvements, this is a home perfectly suited to larger families, multi-generational living and those seeking space without compromise.

Beyond its attractive double-fronted exterior, a welcoming entrance hall leads to two generous front-facing reception rooms. High ceilings, ornate ceiling roses, decorative cornicing, fireplaces and striking patterned flooring create a strong sense of character throughout. A separate dining room opens into a substantial conservatory overlooking the rear garden.

The beautifully refitted kitchen is a particular highlight, featuring stylish cabinetry, quality worktops, integrated cooking appliances and central island. A separate utility area adds practicality, while the ground floor also provides a versatile additional bedroom or reception room with bathroom facilities.

Upstairs, seven bedrooms are complemented by modern bathroom facilities, an additional shower room with WC and an impressive landing. The additional staircase further enhances the property's adaptability, with accommodation that comfortably caters for guests, home working and changing family requirements. The property also offers a substantial, partially boarded loft with impressive head height, providing additional storage.

Outside, the generous west-facing rear garden is predominantly laid to lawn, complemented by mature trees, established planting and useful outbuildings. An impressive carriage driveway with dual access provides ample off-road parking and access to the detached garage.
Salisbury Road enjoys a desirable Farnborough Park setting, conveniently positioned for Farnborough town centre, local schools and both Farnborough Main & North stations.





Entrance Porch	
Hallway	
Lounge	16'2x15'5 (4.93mx4.70m)
Dining Room	15'5x14 (4.70mx4.27m)
Kitchen	13'10x12'5 (4.22mx3.78m)
Family Room	12'9x10'11 (3.89mx3.33m)
Reception Room/Bedrom 8	12'6x12 (3.81mx3.66m)
Conservatory	
Rear Lobby	
Bathroom	
Shower Room	
First floor	
Bedroom	14'1x12'9 (4.29mx3.89m)
Bedroom	14'1x12'9 (4.29mx3.89m)



Bedroom	14x12'6 (4.27mx3.81m)
Bedroom	15'11x12'1 (4.85mx3.68m)
Bathroom	
Bedroom	11'x10'3 (3.35mx3.12m)
Bedroom	10'11x10'2 (3.33mx3.10m)
Shower Room	

Outside
With an the overall plot of approximately 0.24 acres, the property enjoys an attractive frontage with a generous driveway providing ample off-road parking and access to a detached garage.

To the rear, the substantial garden which measures approximately 100 ft long by 50 ft wide and is predominantly laid to lawn, surrounded by mature trees and established planting, offering a good degree of privacy. A raised terrace and generous outdoor space make it ideal for family life, entertaining and relaxation.

Detached Garage

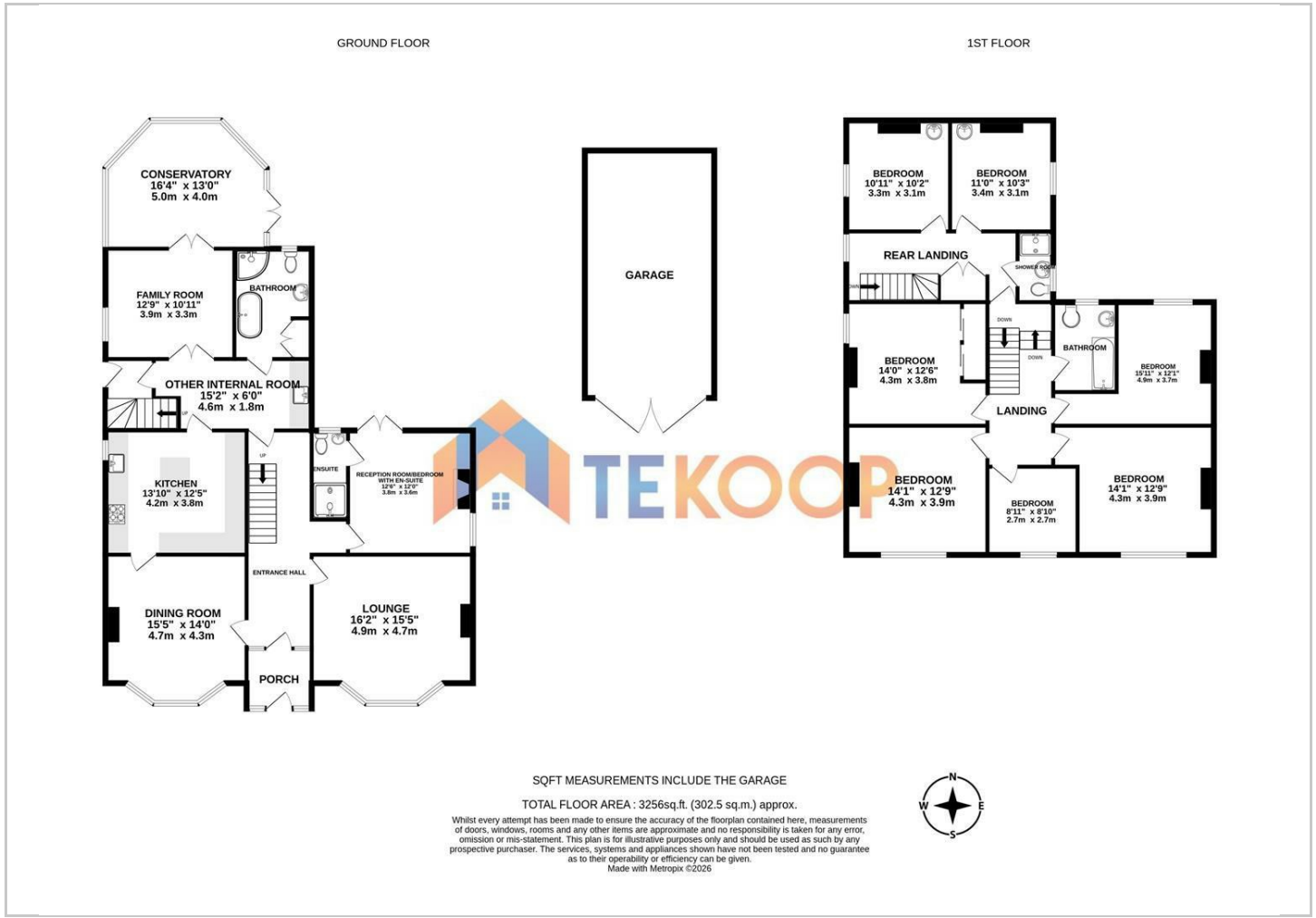
Directions

Google Link from M3 Junction 4 Southbound: https://maps.app.goo.gl/Yb5wBsFAnRFfwEGRA Try "WHAT THREE WORDS" Every 3 metre square of the world has been given a unique combination of three words. Used for e-commerce and delivery, navigation, emergencies and NOW ESTATE AGENCY. If you are struggling to find this property - Use What Three Words on your phone or tablet and type; ///awake.blazed.propelled





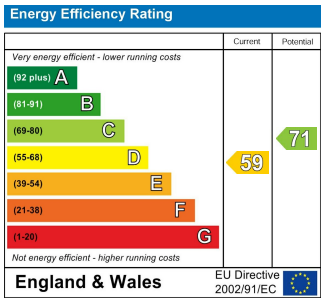
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our TE KOOP Office on 01252 561000 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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