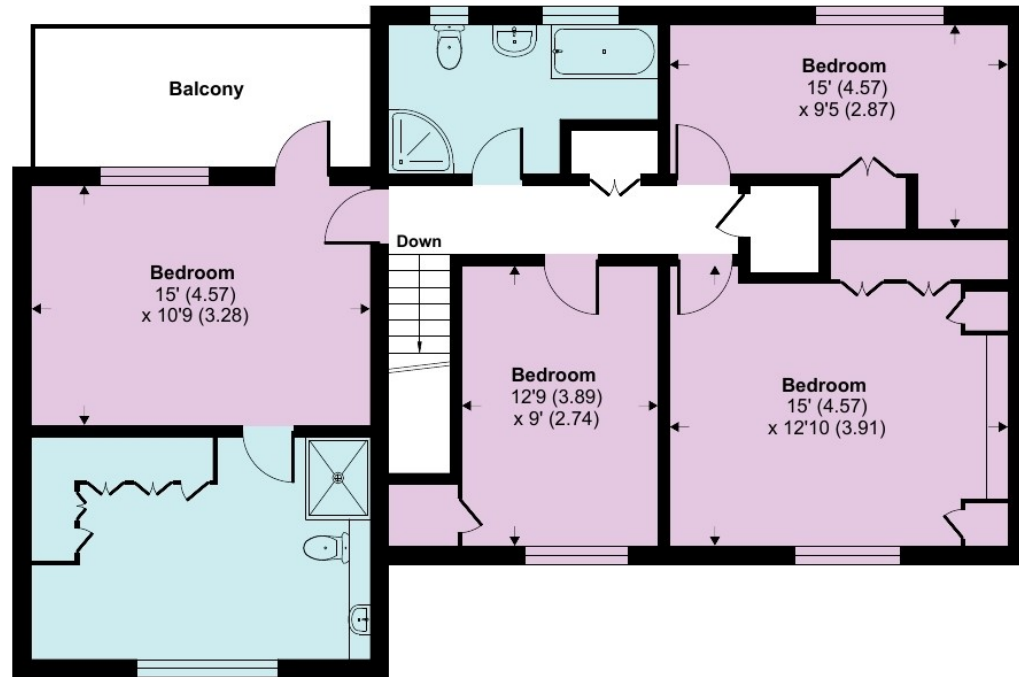
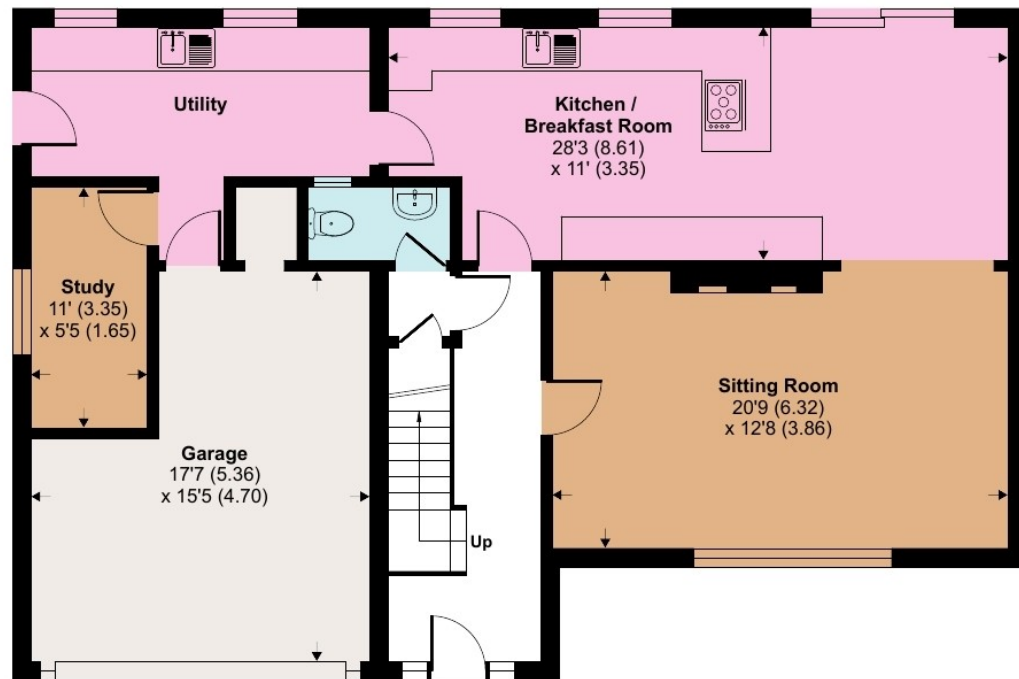


Echo Barn Lane, Wrecclesham, Farnham, GU10

Approximate Area = 1910 sq ft / 177.4 sq m
Garage = 232 sq ft / 21.5 sq m
Total = 2142 sq ft / 198.9 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



ECHO BARN LANE, WRECCLEHAM, FARNHAM, SURREY, GU10

Guide Price £875,000

This well presented detached family home has recently been modernised by the current homeowner and is situated in a highly regarded location within a short drive of Farnham town centre.

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Winkworth



ACCOMMODATION

- High specification kitchen/family/breakfast 'hub' room
- Multiple reception rooms
- Principal bedroom suite
- Three further double bedrooms
- Well presented
- Large driveway and double garage
- Insulated outside office with power and lighting
- Private garden
- Catchment to Weydon Academy

DESCRIPTION

This detached family home is located in a highly regarded residential area on the southern side of Farnham, approximately 2.2 miles from the town's elegant Georgian centre and mainline station, which offers a fast regular service to Waterloo. It is also well placed for easy access to schools, shops and the nearby Alice Holt Forest.

Ground floor comprises large inviting entrance hallway that opens onto a brand new Kutschenhaus kitchen 'hub' with premium appliances and worktops, Tesla induction hob with downdraught extractor, 4-way Quooker tap, water softener, remote controlled adjustable lighting, breakfast bar, adjoining utility/boot room with access to double garage with electric door and separate door to side garden, study room, sitting room with wood burning stove and log store, downstairs cloakroom.

There is hive heating, megaflo hot water and newly installed windows.

The first floor landing provides access to all rooms and the principal bedroom suite is situated to the rear of the property enjoying a



balcony with integrated soffit lighting with views over the rear garden and benefits from a large en suite bathroom with separate shower, built in wardrobes and part underfloor heating. There are a further three double bedrooms, airing cupboard and family bathroom.

Outside

To the front of the property there is a front lawn and driveway leading to double garage with electric door, light and power. The rear garden has recently been landscaped and features a paved patio area, shingled area, summer house, two outside taps, five external sockets, remote controlled lighting, security lighting, two large garden sheds (one of which has power and lighting), flat lawned area.

LOCATION

Echo Barn Lane is a highly regarded, established residential area about a mile from a good range of local facilities including very highly regarded schools. It's just 2.2 miles to the main line Farnham station with direct access to London Waterloo and the picturesque Georgian town centre of Farnham for a great range of shops, recreational and cultural facilities, David Lloyd Leisure Centre and Farnham's historical 300 acre deer park. There is easy access to the A3 and M3, which connect to London, the M25 and the national motorway network, as well as Heathrow and Gatwick Airports.

The area is renowned for its good schooling including Weydon Secondary School, Highfield South Farnham School and St. Peters primary School to name but a few. The further area is surrounded by an extensive area of some of Surrey's finest countryside, including the 'royal forests' of Alice Holt, and provides excellent leisure opportunities for walking, riding and country pursuits.

LOCAL AUTHORITY

Waverley Borough Council, Godalming

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances, curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	