

Wrecclesham Hill, Wrecclesham, Farnham, GU10

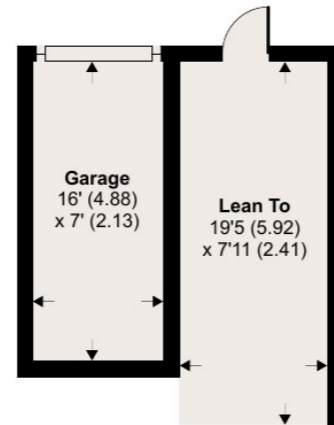
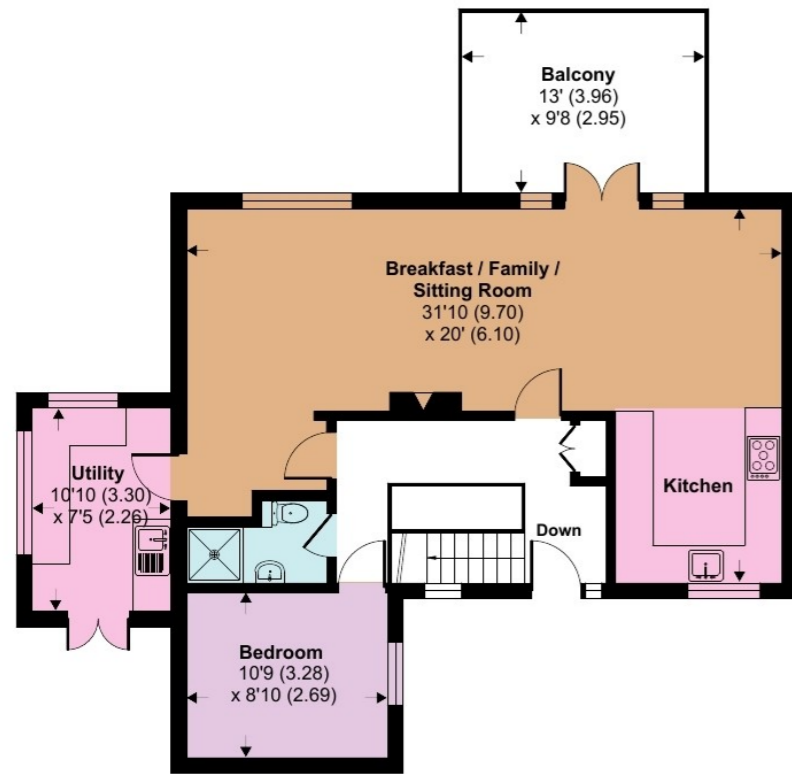
Approximate Area = 1298 sq ft / 120.5 sq m (excludes lean to)

Garage = 112 sq ft / 10.4 sq m

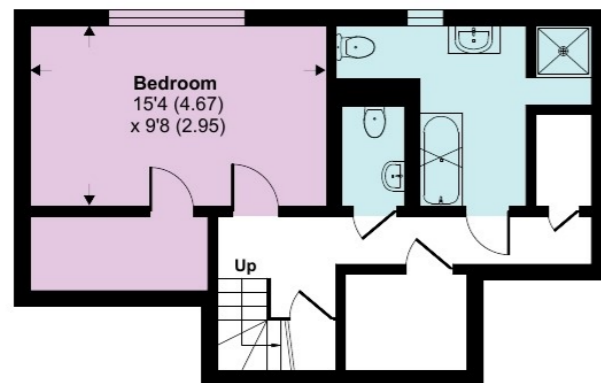
Outbuilding = 444 sq ft / 41.2 sq m

Total = 1854 sq ft / 172.1 sq m

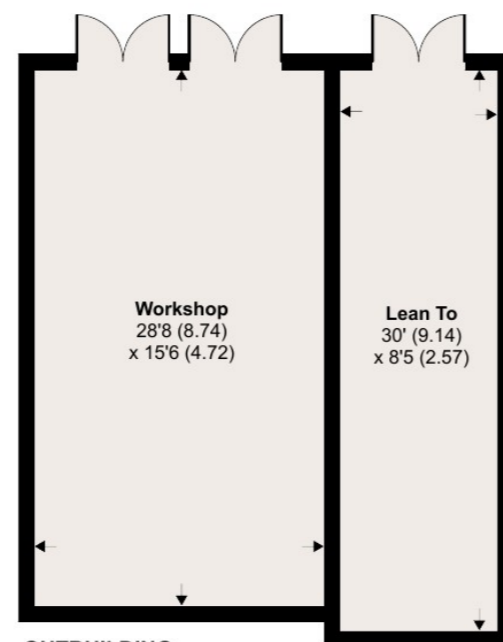
For identification only - Not to scale



GROUND FLOOR



LOWER GROUND FLOOR



OUTBUILDING



Wrecclesham Hill, Wrecclesham, Farnham, Surrey, GU10

Guide Price £650,000

A striking and superbly refurbished home with landscaped gardens, detached barn/cabin and far reaching views.

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ACCOMMODATION

- Refurbished and remodelled home
- Finished to an exacting standard
- Flexible accommodation
- Open plan living
- Turnkey
- Impressive kitchen/breakfast/family room
- Landscaped rear garden and ample driveway parking
- Detached workshop/cabin
- Garage
- Planning Reference Link WA/2022/01966



Externally, the rear garden is well screened on both sides and is mainly laid to lawn. There is a large patio area, incredible balcony with far reaching views, greenhouse, courtyard area and a mixture of bedding plants, flowers and shrubbery. At the end of the garden is a large detached workshop/cabin that has power and lighting, ideal for working from home. To the front there is a single garage, lean to and log store. There is a gravelled driveway with parking for several vehicles.

DESCRIPTION

This striking refurbished modern property, which has been finished to an exacting and high quality finish, offers the next homeowner turnkey living.

In addition there is full planning permission for the erection of a single storey extension together with roof extension for loft conversion of two bedrooms, both with en suites. Planning Reference Link WA/2022/01966

The property comprises an exceptional entrance hallway, an open plan breakfast/family/sitting room with French doors onto balcony with far reaching views, fully fitted kitchen with wooden flooring, downstairs shower room, bedroom and utility room with door to courtyard.

Downstairs, the lower ground floor comprises a large landing area, an impressive principal bedroom with walk in dressing room, cloakroom, family bathroom/wet room with separate shower, airing cupboard and large storage room.



LOCATION

Bay Tree Cottage lies just to the south western fringe of Farnham and on the edge of the village of Wrecclesham. Set in a conservation area, there is a nearby recreation park with tennis, cricket and football clubs & extensive walks along the water meadow.

The property is within 0.4 miles of a good range of local shops and every day facilities. Farnham town centre is within approximately 1.5 miles providing a wide and varied range of shopping educational and cultural facilities including the Maltings Art Centre and Sports Centre. There are extremely popular state and private schools for all age groups nearby, which perform to the highest standard. 'Outstanding' rated schools include Weydon and South Farnham. Farnham has a mainline station providing trains to London Waterloo within the hour and good vehicle access from here to the A3 at Guildford and the M3 to the north near Odiham giving access to the national motorway network. There is also easy access from here to wide expanses of countryside, National Trust land and the Alice Holt Forest providing excellent opportunities for walking, riding and country pursuits in this lovely location.

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		83
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	