

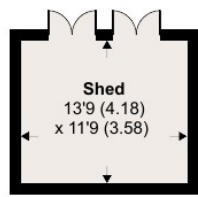
Wrecclesham, Farnham, GU10

Approximate Area = 3960 sq ft / 367.8 sq m

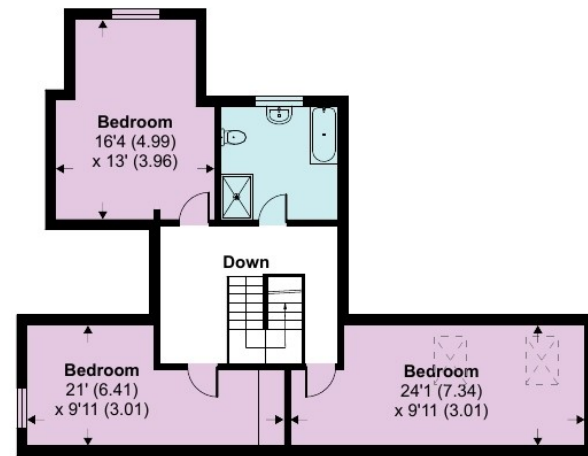
Outbuilding = 161 sq ft / 14.9 sq m

Total = 4121 sq ft / 382.7 sq m

For identification only - Not to scale



OUTBUILDING



SECOND FLOOR



FIRST FLOOR

GROUND FLOOR



WRECCLESHAM, FARNHAM, GU10

Offers in excess of £1,200,000

Substantial home within secluded grounds of approx. 0.84 acre and within close proximity to Farnham.

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ACCOMMODATION

- Country home
- 3,918 sq ft
- Grand entrance hallway
- Three reception rooms
- Six double bedrooms
- Four bathrooms
- Secluded grounds of approx. 0.84 acres
- Close proximity to Farnham

DESCRIPTION

Substantial semi-detached family home dating back to the 19th century set in secluded grounds of approx. 0.84 acre.

This elegant property offers a wealth of character features throughout and boasts 3,918 square feet of accommodation.

Originally built in the 1880s, the property provides considerable accommodation and the ground floor comprises impressive and grand entrance hallway, drawing room with bay window, dining room with bay window, kitchen/breakfast room with adjoining utility/boot room with French doors to side, conservatory with French doors to garden and downstairs cloakroom.

The first floor comprises dual aspect principal bedroom with en suite shower room, guest bedroom with en suite bathroom, further guest bedroom with en suite shower room.

The second floor has three double bedrooms and family bathroom with separate shower.

Outside, the gardens face in a south-westerly direction and are mainly laid to lawn, with a mixture of trees and mature bushes providing



great screening on both sides. There is a large south/west facing sun terrace, three timber sheds, a fox-proof chicken coup and covered vegetable plot. To the side and rear of the garden is further ancient woodland, providing privacy and a delightful outlook. The property is approached by a sweeping gravelled driveway and there is ample space for parking for several vehicles.

LOCATION

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

The property is within about a quarter of a mile or so of a good range of local shops and every day facilities. Farnham town centre is within approximately 2.1 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		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	