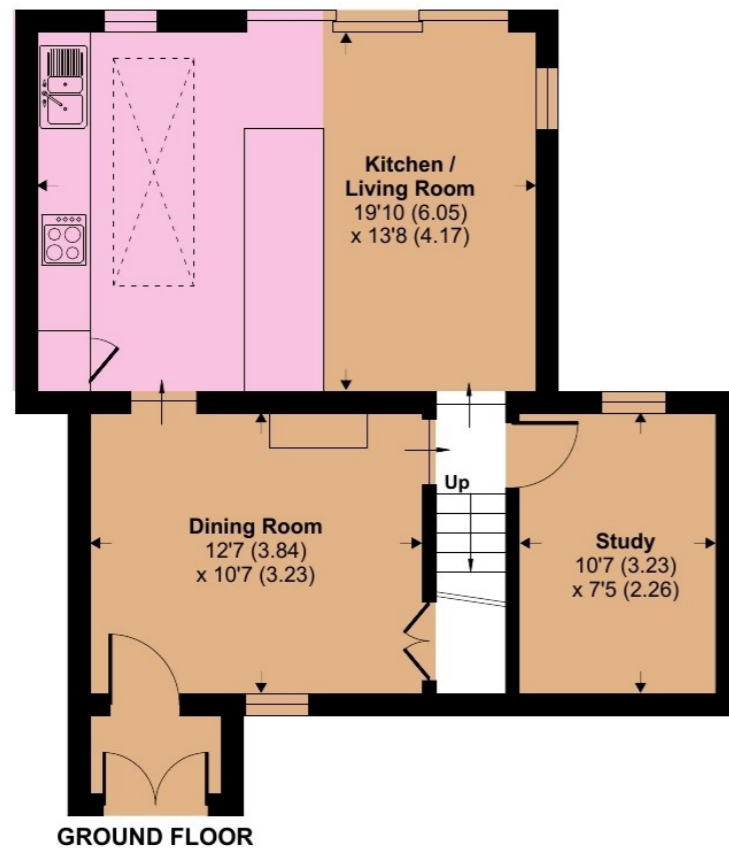
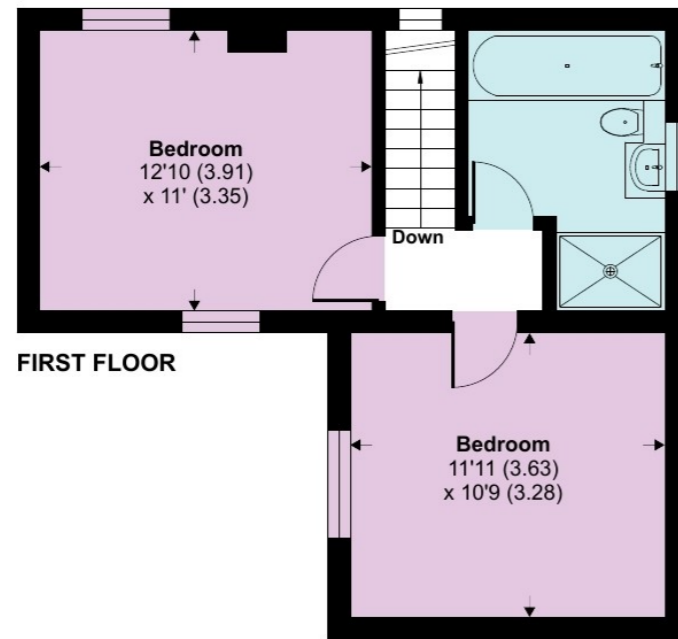


The Street, Wrecclesham, Farnham, GU10

Approximate Area = 942 sq ft / 87.5 sq m

For identification only - Not to scale



THE STREET, WRECCLESHAM, FARNHAM, SURREY, GU10

Offers in excess of £500,000

A sympathetically restored 300 year old character cottage, modernized to a high standard, with an open plan living area and landscaped gardens.

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ACCOMMODATION

- Exceptionally charming house
- Modernised and renovated throughout while retaining period features
- Turnkey home
- Open plan kitchen-living space with underfloor heating and sliding doors opening out to the garden
- Downstairs study
- Two double bedrooms
- Beautifully landscaped gardens
- Walking distance to Farnham town

DESCRIPTION

This beautiful cottage has an abundance of charm and is tucked away within its own haven of peace and tranquillity.

The property has recently been tastefully modernised and extended and offers the next homeowner turnkey living, with a bespoke design.

The ground floor comprises an oak framed front porch opening onto a delightful dining room with limestone flooring and wood burning stove, open plan kitchen-living room with engineered oak floorboards, underfloor heating, fitted cabinetry, white quartz and oak worktops and floor to ceiling windows, a study room with limestone flooring and built-in library area, and under stairs storage cupboard.

Upstairs the principal bedroom has original oak floorboards and vaulted ceiling with exposed oak beams. There is a further double bedroom with vaulted ceiling and a stylish family bathroom with separate walk-in shower and underfloor heating. Upstairs boasts newly fitted, double glazed timber windows throughout.

Outside
The property is approached via a gated entrance with a gravelled pathway leading up the house. The front garden has an array of flowers,



shrubs, trees and is a wonderful space. Outside to the rear there is a large hardwood decking area with outdoor lighting for entertaining. The rear garden has been wonderfully landscaped by the existing homeowners and has a fantastic mix of flowers, ornamental grasses, mixed herbaceous and shrub borders to enjoy. The garden benefits from a further secluded seating area with fire pit, side courtyard area and two large garden sheds.

LOCATION

This property lies just to the south western fringe of Farnham, in 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, pubs, restaurants 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, new Reel cinema 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 to wide expanses of countryside, National Trust land, the South Downs and Alice Holt Forest providing excellent opportunities for walking, biking, riding and country pursuits in this lovely location.

LOCAL AUTHORITY

Waverley Borough Council, Godalming. Council Tax Band - C

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.

