

# Bat & Ball Lane, Wrecclesham, Farnham, GU10

Approximate Area = 2865 sq ft / 266.1 sq m (includes garage and excludes store / void areas)  
 Limited Use Area(s) = 14 sq ft / 1.3 sq m  
 Total = 2879 sq ft / 267.4 sq m  
 For identification only - Not to scale



## BAT & BALL LANE, FARNHAM, SURREY, GU10

Offers in excess of £1,400,000

Stunning contemporary home, combining functionality and a modern style, in a serene and peaceful setting within South Farnham.

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ACCOMMODATION

- High specification kitchen/dining room with far reaching views
- Four reception rooms
- Turnkey living
- Principal suite, Guest bedroom and two further double bedrooms
- Large inviting vaulted entrance hallway
- Immaculately presented
- South Farnham position
- Walking distance to Farnham
- Double garage
- 0.38 acre

DESCRIPTION

Situated in South Farnham, this impressive family home is a perfect and seamless blend of style and practicality working in unison.

During current ownership, the property has been beautifully remodelled and redesigned, offering high specification accommodation that is spacious throughout, perfect for family and/or multi-generational living, with the main rooms enjoying wonderful far reaching views.

Upon entering, there is a large double height vaulted entrance hallway, incredible bespoke 25' kitchen/dining room with large glass doors, offering fantastic views over the garden, adjoining utility room, study room and downstairs cloakroom. To the left wing of the ground floor, this comprises a snug room with French doors to garden, two double bedrooms and family bathroom. Accessed via a stair case, there is a double guest bedroom with en suite shower room.

The first floor comprises a large dual aspect sitting room with a wood burning stove as the centre piece, adjoining office, with stunning views over the garden and surrounds. There is a principal bedroom suite, found on the second floor, completing the sleeping accommodation.



Brick built with a Siberian Larch treated cladding, the house externally has been designed and decorated by an architect to 'sit within its nature'. Internally the colourways and products used are in keeping with its environment, including sustainable bamboo flooring throughout and a kitchen worktop that is reworked teak. In addition to the design being centred around ecological efficiency and a 'natural influence' the functionality of the house has also been considered in this regard with the inclusion of a heat exchange system that circulates air around the house, to maintain a consistent temperature and filter out old stale air by simultaneously replenishing the property with brand new fresh air.

Outside

The property is accessed via a long private driveway, offering plenty of space for parking as well as a large separate garage for storage. To the left of the property is a formal sun terrace with adjoining lawn wrapping round to the right hand side of the property, leading to a very serene and private garden with an abundance of beautiful flowers, and a south facing patio area.

LOCATION

The property is situated in a quiet no-through road in a sought after and convenient location to the south of Farnham within a short distance of the Ridgway shops offering a Tesco Express, bakery, butchers and Langhams recreational ground. There is an excellent choice of both state and private schools in the area including South Farnham (Primary and Nursery) School, Weydon Secondary School, Edgeborough, Frensham Heights, Barfield and More House School.

The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many independent shops, cafés and an excellent choice of restaurants. There is a Reel cinema, Waitrose, Sainsbury's, DC leisure Centre, David Lloyd leisure centre and Farnham's historic deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking and cycling. Communications are first class with the A31/A3 and mainline station providing links to London and the South Coast.

LOCAL AUTHORITY

Waverley Borough Council, Farnham | Council Tax Band F

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/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		73 C	79 C