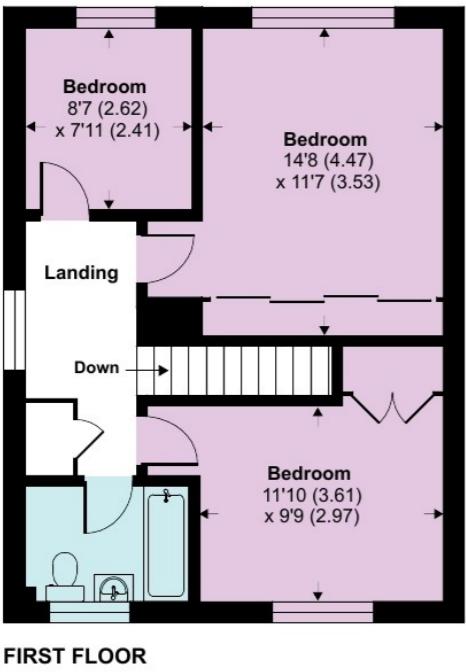


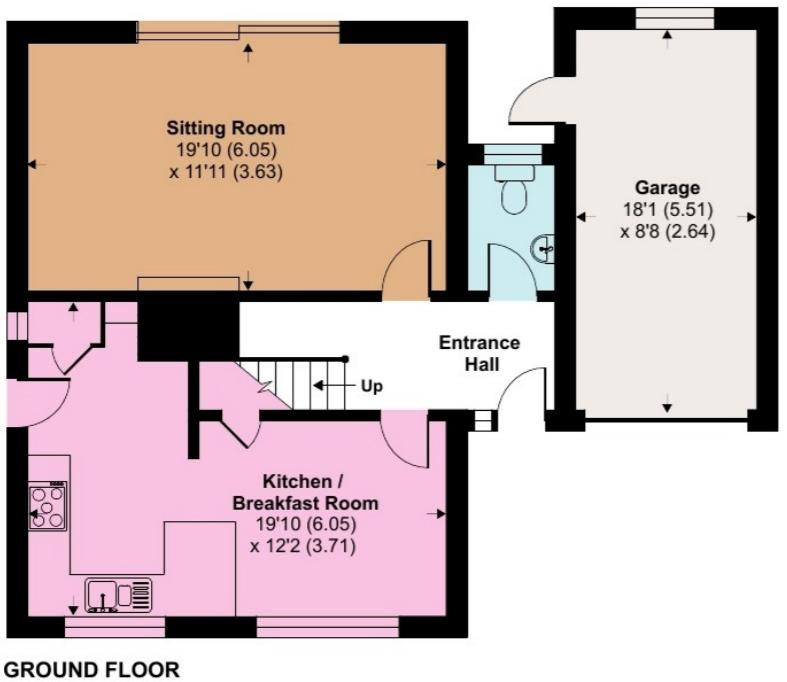
7 The Chine, Wrecclesham, Farnham, GU10 4NN

Approximate Area = 1322 sq ft / 122.8 sq m (includes garage)

For identification only - Not to scale



Garden
Approximate
17'2" (5.23)
x 12'3" (3.73)



THE CHINE, WRECCLESHAM, FARNHAM, SURREY, GU10

Offers in excess of £750,000

This modern detached family home is ideally located in a quiet residential cul de sac in South Farnham.

Tel 01252 733042

Email Farnham@winkworth.co.uk

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ACCOMMODATION

Detached family home

Open plan 'hub' kitchen/breakfast room

Recently modernised

Three bedrooms

Garage

Large secluded garden

Cul-de-sac

Catchment of Weydon Academy

DESCRIPTION

This detached family home is located in an attractive cul-de-sac setting on the southern side of Farnham, approximately 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 ready access to schools, shops and the nearby Alice Holt Forest.

Ground floor comprises large inviting entrance hallway, newly decorated open plan 'hub' kitchen/breakfast room with utility area and door to side, smart sitting room with feature fireplace and sliding doors to garden, downstairs cloakroom.

The first floor landing provides access to all rooms and the principal bedroom is situated to the rear of the property enjoying views over the rear garden and benefits from a range of fitted wardrobes. There is a further double bedroom, single bedroom, recently modernised family bathroom and airing cupboard.

Outside

To the front of the property there is a driveway leading to a single garage with light and power, front lawn and bedding. The rear garden is landscaped and features a paved patio area leading onto a lawned area. There is a woodland area with mature trees and shrubs providing a good degree of seclusion.



LOCATION

The Chine occupies a highly desirable position on the southern side of Farnham, an area particularly popular with families thanks to its excellent access to schools, woodland walks and village amenities. The property is exceptionally well placed for a number of highly regarded schools, most notably Weydon School, consistently rated Outstanding and one of the region's top-performing secondary schools.

Nearby primary options include, Highfield South Farnham, St Peter's, and Rowledge Primary School, all well regarded. For independent education, Edgeborough, Frensham Heights, St Edmund's, and Barfield are all within easy reach, offering an excellent choice at every stage.

Recreational opportunities are abundant, with Alice Holt Forest just moments away, offering miles of walking, cycling and exploration. Farnham's attractive Georgian town centre is approximately two miles distant and provides a wide array of shops, restaurants, cafés and cultural amenities.

For commuters, Farnham Station offers regular services to London Waterloo, and the A31 provides convenient access to Guildford, the A3 and the national motorway network. The combination of schooling, transport, countryside and community makes this a superbly convenient and well-connected location.

LOCAL AUTHORITY

Waverley Borough Council, Farnham I Council Tax Band E

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.

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		

79 C

67 D