



ECHO BARN LANE, FARNHAM, SURREY, GU10

£1,000,000 *Freehold*

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KEY FEATURES

- 1930s family home
- Approximately ¼ acre mature plot
- Beautiful established gardens
- Significant potential to modernise and enlarge (stpp)
- Flexible accommodation approaching 2,000 sq ft
- Four well-proportioned bedrooms
- Generous private parking and detached garage
- Excellent access to schools, station and countryside
- Rare opportunity in a premier residential setting
- No onward chain



Farnham

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ACCOMMODATION

Occupying a wonderful established plot on the highly regarded Echo Barn Lane, this attractive detached 1930s family home presents a rare opportunity to acquire a property of genuine character and potential within one of Farnham's most desirable residential settings.

The accommodation extends to approximately 1,950 sq ft including the detached garage and comprises a welcoming entrance hall, generous sitting room, separate dining room, additional reception room, kitchen and garden room. While now requiring modernisation, the house offers balanced proportions, excellent natural light and a practical layout ideally suited to family living.

The first floor provides four well-proportioned bedrooms, including a generous principal bedroom with en suite shower room, together with a family bathroom. The straightforward layout offers exciting scope to remodel, enlarge and enhance, creating a substantial family home tailored to modern lifestyles, subject to the necessary consents.

Homes of this nature, occupying mature plots in such a sought-after south Farnham location, are becoming increasingly rare, making this an exceptional opportunity for buyers seeking a long-term family home with significant future potential.

Outside

Set back from the road behind a generous gravel driveway, the property enjoys excellent frontage, extensive parking and access to a detached garage.

The rear garden is a particular feature, extending to approximately ¼ acre and providing a wonderful setting for family life. Predominantly laid to lawn, it is complemented by mature trees, fruit trees, established borders and a variety of planting that create privacy and seasonal interest throughout the year. A patio adjoins the house, providing an ideal space for outdoor entertaining.

The size and maturity of the plot further enhance the property's considerable potential for enlargement, subject to the necessary planning permissions and building regulations.



MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: G

EPC rating: To be confirmed

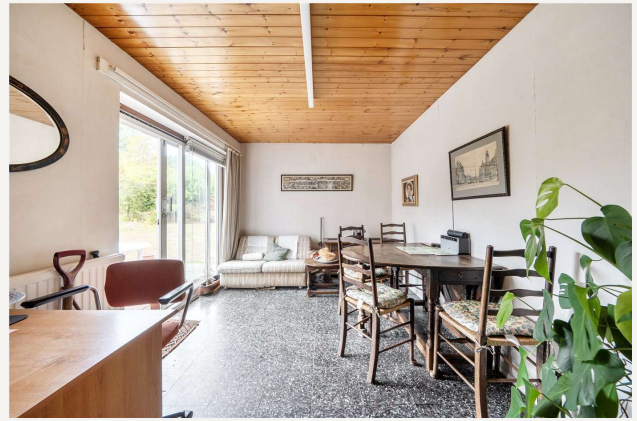
Is the property listed: Property is not listed

LOCATION

Echo Barn Lane is widely regarded as one of south Farnham's most desirable residential addresses, comprising a collection of established homes in a peaceful and mature setting. Conveniently positioned between Farnham town centre and Rowledge village, the location offers an enviable balance of accessibility and lifestyle, with excellent schooling, countryside walks and everyday amenities all close at hand.

Farnham's historic Georgian town centre provides an excellent range of independent boutiques, cafés, restaurants and leisure facilities, together with a mainline station offering regular services to London Waterloo. The area is particularly popular with families thanks to the selection of highly regarded state and independent schools nearby, including South Farnham School, Weydon School, Edgeborough, Frensham Heights and St Edmund's.

The surrounding countryside is a major attraction, with Bourne Woods, Alice Holt Forest, Frensham Common and the renowned Frensham Ponds all within easy reach, providing outstanding opportunities for walking, cycling, riding and other outdoor pursuits. The A31 also offers excellent road connections to Guildford, Winchester, the A3 and M3.



For more information, scan the QR code or visit the link below



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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Echo Barn Lane, Wrecclesham, Farnham, GU10



Approximate Area = 1780 sq ft / 165.3 sq m

Garage = 170 sq ft / 15.7 sq m

Total = 1950 sq ft / 181 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Winkworth. REF: 1508133

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