

# Burnt Hill Way, Wrecclesham, Farnham, GU10

Approximate Area = 1447 sq ft / 134.4 sq m  
 Limited Use Area(s) = 121 sq ft / 11.2 sq m  
 Outbuilding = 158 sq ft / 14.7 sq m  
 Garage = 159 sq ft / 14.8 sq m  
 Total = 1885 sq ft / 175.1 sq m

For identification only - Not to scale



Denotes restricted head height



## BURNT HILL WAY, WRECCLESHAM, FARNHAM, GU10

Guide Price £875,000

Charming home providing a balanced blend of character and practical accommodation, set in a private and secluded plot of 0.25 acres.

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**ACCOMMODATION**

- Charming home
- Three reception rooms
- Three bedrooms
- Peaceful and secluded setting
- Garage and driveway
- Near to outstanding schools
- Close proximity to Boundstone Recreation Ground
- Approximately 0.25 acres
- Fantastic location for exploring local beauty spots

**DESCRIPTION**

This charming home is well presented throughout and is ideally located on a quiet and secluded road. The property benefits from an extremely beautiful setting and the accommodation is generous throughout. Regularly updated by the current owner, this characterful property offers the next homeowner versatile accommodation.

Situated within close proximity to Boundstone Recreation ground and some fantastic countryside walks, the property comprises entrance porch onto large entrance hallway, snug/study, large kitchen/breakfast room with central island and access to integral garage, family room and sitting room with wonderful garden views, downstairs shower room. There are two double bedrooms on the ground floor, both with built in wardrobes.

Upstairs there is a large principal bedroom, landing area, family bathroom and eaves storage.

Outside the beautiful rear garden faces in a south-easterly direction and offers a high degree of privacy. The garden is mainly laid to lawn



with an array of shrubs, trees and bedding plants. There is a large sunny decking area, single garage, two garden sheds, potting shed and a concrete driveway.

**LOCATION**

Positioned in a quiet tucked-away position, Burnt Hill Way is a quiet road within walking distance to some wonderful country walks. This home is located within the favoured southern side of Farnham with local shops and a wide variety of leisure facilities nearby. There are thriving local pubs, doctor's surgery, and recreation ground with play area. Two leisure centres, one of which is a David Lloyd gym and spa, several golf courses, cricket clubs, The Bourne Tennis Club, Frensham Ponds Sailing Club. Frensham Common, the Bourne Woods & Alice Holt Forest are all within easy reach offering opportunities for walking, riding and cycling.

Farnham is an old English market town with narrow cobbled streets and attractive Georgian architecture, a 12th century castle and parish church. There is a broad mix of outstanding local state, private prep and senior schools. South West train service runs a frequent service from Farnham Station to London/Waterloo in approximately 53 minutes. There is easy access to the M3, A3 and M25.

**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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	