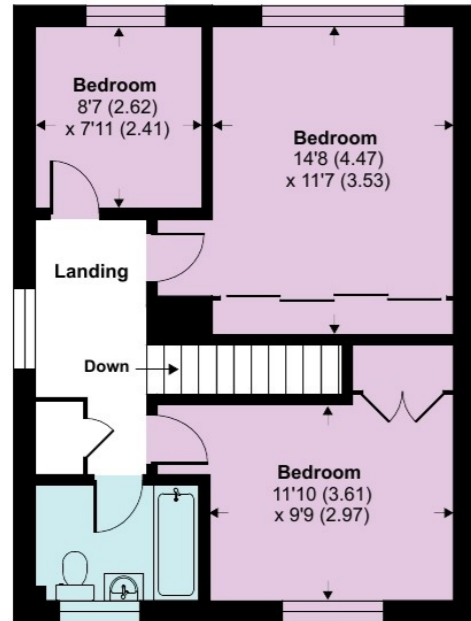


The Chine, Wrecclesham, Farnham, GU10

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

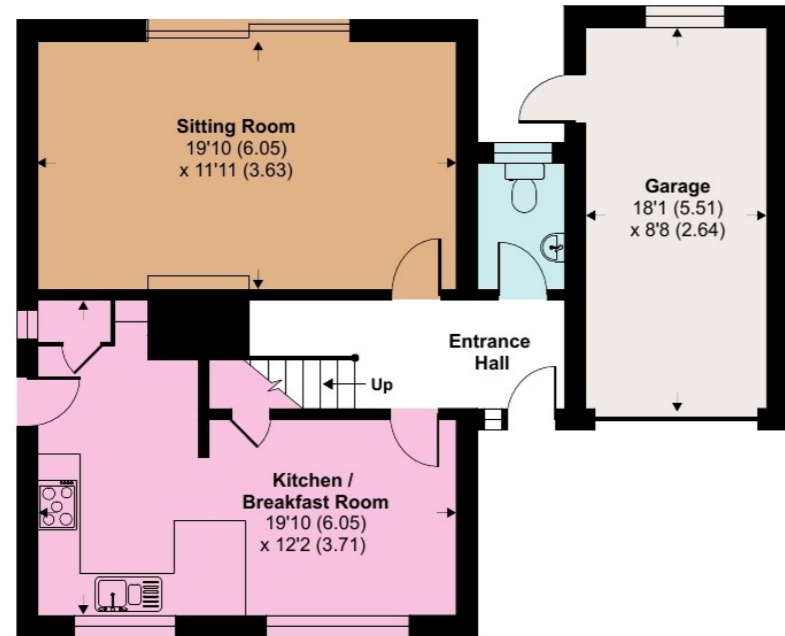
For identification only - Not to scale



FIRST FLOOR



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



GROUND FLOOR



The Chine, Wrecclesham, Farnham, Surrey, GU10

Guide Price £750,000

This modern detached family home has recently been modernised by the current homeowner and is ideally located in a quiet residential cul de sac in South Farnham.

Tel 01252 733042
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Winkworth



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
- No onward chain



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 has recently been 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 is popular residential road situated in an extremely popular area on the south west fringes of Farnham in a well established area. The house is well served with schools for all age groups and is within 0.8 miles of the highly regarded Weydon Academy.

Farnham town centre is 1.7 miles away and the further area is surrounded by an extensive area of some of Surrey's finest countryside and provides excellent leisure opportunities for walking, cycling, riding and country pursuits as well as a comprehensive range of shopping, cultural, leisure and educational facilities and other specialist establishments. Farnham railway station is within a short distance and with links to London Waterloo in around an hour.

LOCAL AUTHORITY

Waverley Borough Council, Farnham

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+) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	