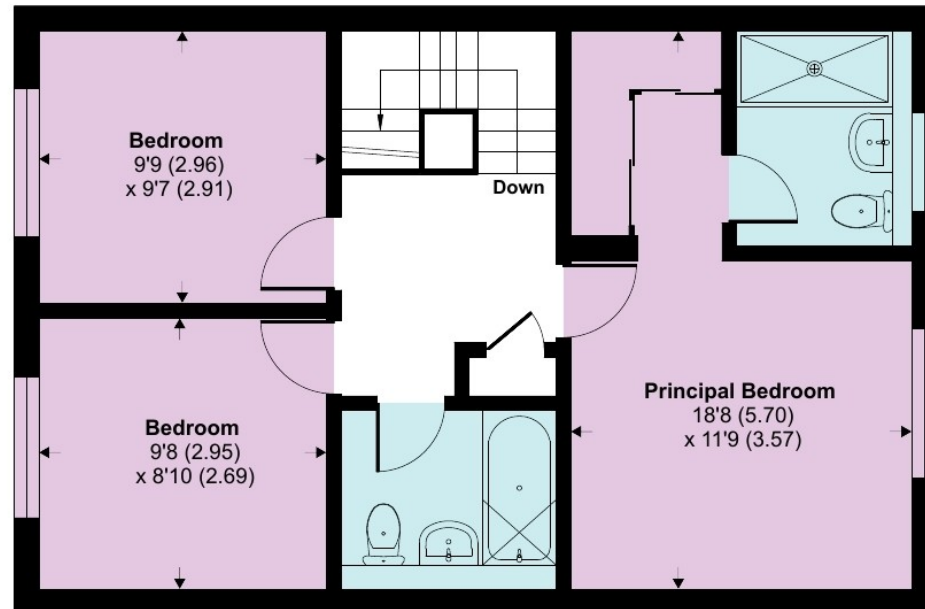


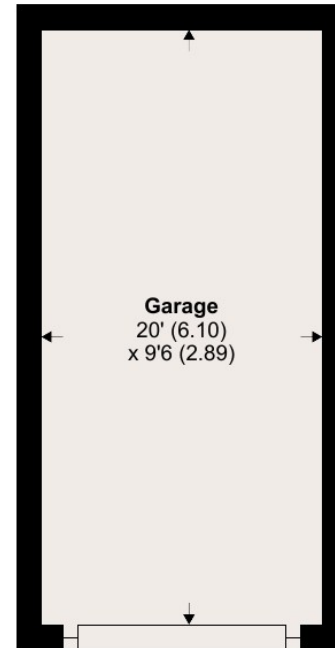
Grove Close, Wrecclesham, Farnham, GU10



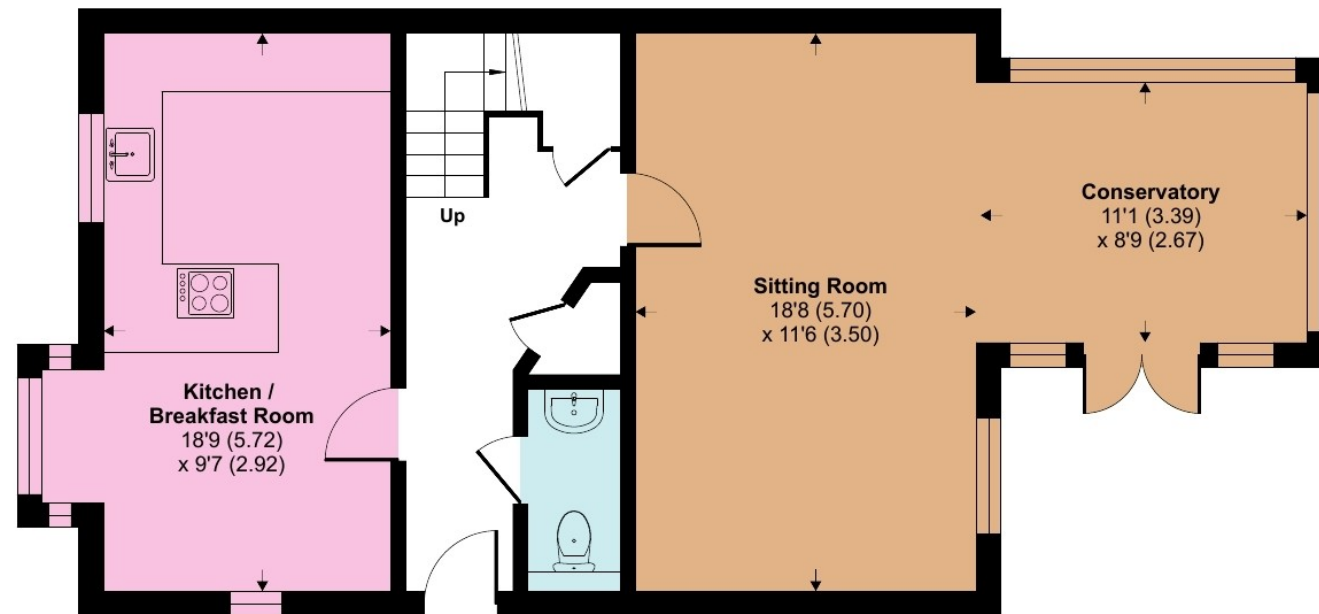
Approximate Area = 1209 sq ft / 112.3 sq m
Garage = 190 sq ft / 17.6 sq m
Total = 1399 sq ft / 129.9 sq m
For identification only - Not to scale



FIRST FLOOR



GARAGE



GROUND FLOOR



GROVE CLOSE, WRECCLESHAM, FARNHAM, SURREY, GU10

Asking Price £610,000

Immaculately presented home within close proximity to Farnham, sought after local schools and Alice Holt Forest.

Tel 01252 733042
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Winkworth



ACCOMMODATION

- Three double bedroom home
- Immaculately presented
- Sought after location
- En suite to principal bedroom
- High quality modern kitchen
- Downstairs cloakroom
- Enclosed rear garden
- Driveway and garage

DESCRIPTION

Built in 2018, this attractive modern home is immaculately presented throughout, offers turnkey living and is tucked away in a quiet position next to ancient woodland, just on the outskirts of Wrecclesham village.

The ground floor comprises inviting entrance hallway, downstairs cloakroom and modern kitchen/breakfast room with plenty of space for a good sized dining table. The kitchen has great amounts of premium handleless storage units and drawers, stone work top, breakfast bar, wine fridge and integrated high quality Seimens appliances. The open plan sitting room and great usable conservatory is light, spacious and versatile, with French doors to the rear garden. There are also two very useful storage cupboards, great for hiding away shoes and jackets.

The first floor offers a large principal bedroom with walk-in dressing room and en suite shower room, two further equal sized double bedrooms, family bathroom with shower over bath and a handy storage cupboard. The loft is vast, fully boarded and has great potential to be converted to a lovely large useable room.



Outside to the front is driveway parking for two cars, garage with storage above and a side gate to access the rear garden. To the rear, the private and fully enclosed garden is mostly laid with high quality artificial lawn but does also benefit from a small paved patio area and a garden shed. There are outdoor sockets and a cold water tap.

LOCATION

Grove Close is set within a desirable residential location which lies just to the south western fringe of Farnham and on the edge of the village of Wrecclesham, just a short distance to some of the most sought after schools in the country. Set in a conservation area, there is a nearby recreation park with tennis, cricket and football clubs, extensive walks along the water meadow.

The property is within about a quarter of a mile or so of a good range of local shops and every day facilities. Farnham town centre is within approximately 2.2 miles providing a wide and varied range of shopping educational and cultural facilities including the Maltings Art Centre and Sports Centre. There are extremely popular state and private schools for all age groups nearby, which perform to the highest standard. ‘Outstanding’ rated schools include Weydon and South Farnham. Farnham has a mainline station providing trains to London Waterloo within the hour and good vehicle access from here to the A3 at Guildford and the M3 to the north near Odiham giving access to the national motorway network. There is also easy access from here to wide expanses of countryside, National Trust land and the Alice Holt Forest providing excellent opportunities for walking, riding and country pursuits in this lovely location.

LOCAL AUTHORITY

Waverley Borough Council, Farnham | Councill 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		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		