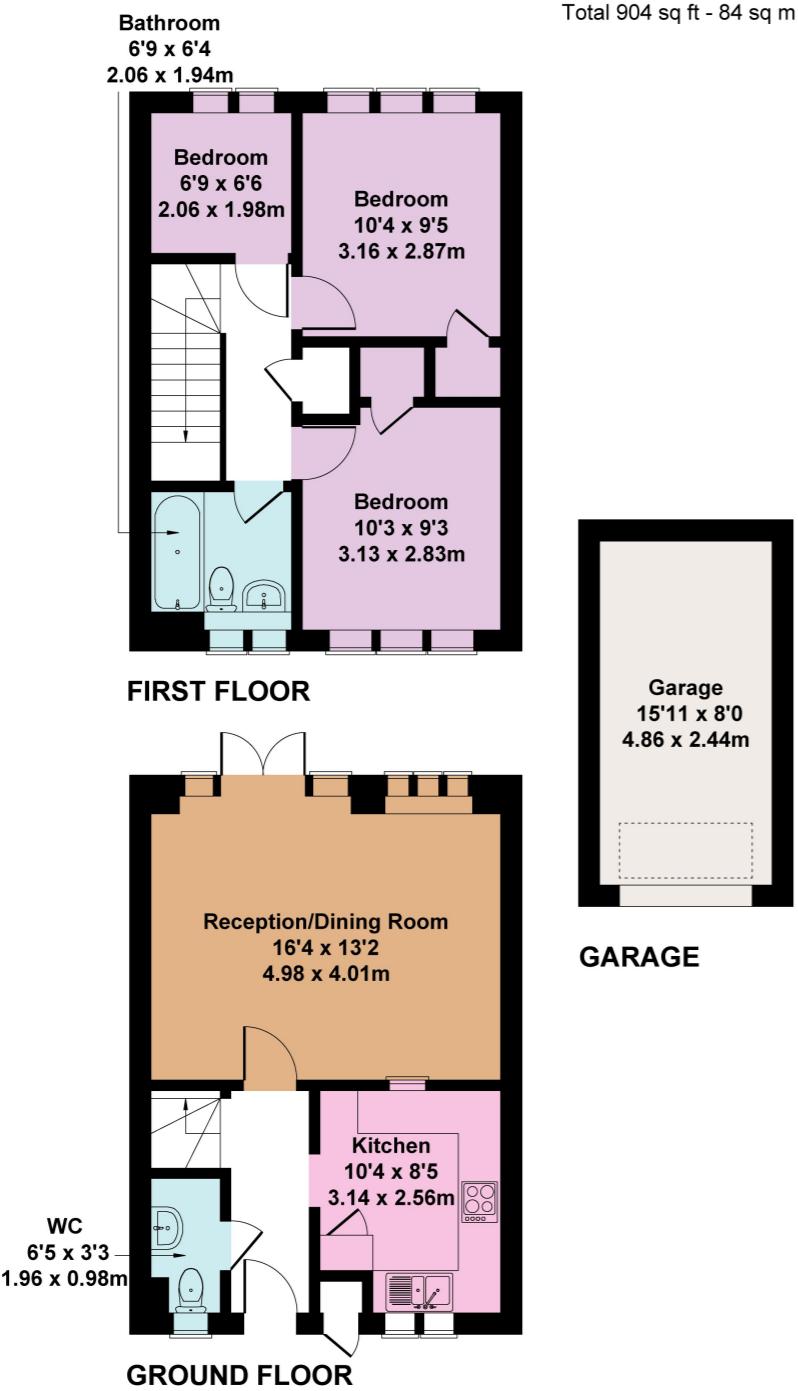


Pottery Court, Wrecclesham, GU10 4QW

Approximate Gross Internal Area
 Main House 775 sq ft - 72 sq m
 Garage 129 sq ft - 12 sq m
 Total 904 sq ft - 84 sq m



This floorplan is for guidance only and does not form part of an offer or contract.
 Buyers or tenants should verify all details through inspection, searches, and surveys.
 Measurements are approximate and should not be relied upon for valuation or transactions.

Produced by Plan Portal.
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 99 West Street, Farnham, GU9 7EN

Winkworth



POTTERY COURT, WRECCLESHAM, FARNHAM, SURREY, GU10

OIEO £425,000

A well presented three bedroom terraced home with garage, offered to the market with no onward chain and set within a highly desirable, quiet development to the south west of Farnham.

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ACCOMMODATION

Desirable village location
Catchment to sought after schools
Three bedrooms
Garage & allocated parking
Private garden
Downstairs WC

DESCRIPTION

This property enjoys a sought after peaceful position and well balanced accommodation, ideal for those seeking a convenient yet tranquil setting.

The ground floor comprises welcoming entrance hall, downstairs cloakroom, well equipped kitchen fitted with a range of units and appliances including a washer/dryer, gas hob, electric oven and fridge/freezer and to the rear of the house is a generous sitting/dining room enjoying a pleasant outlook over the garden. This bright and well proportioned space features an electric fire with gas point and French doors opening directly to the rear garden.

Upstairs there are two good sized double bedrooms and one single bedroom. Both doubles benefit from fitted wardrobes and enjoy attractive outlooks to both front and rear. The modern three piece family bathroom has shower over bath, vanity wash basin, WC and heated towel rail. There is also a useful airing cupboard.

Outside to the front is a small lawned area with flowers, a pathway leading to the entrance and an allocated parking space just to the left of the property. The delightful rear garden offers a good degree of privacy and has two paved patio areas providing an ideal space for outdoor dining and entertaining. The garden is enclosed by panel fencing with a gate to the rear and benefits from a summer house and sunny south westerly aspect. The property includes a garage, located in a nearby block, along with a bin store.



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		

75 C 79 C

LOCATION

Pottery Court is a sought after and quiet residential development that sits just on the south western fringe of Farnham, in the village of Wrecclesham. Just a short walk away are a good range of local facilities including very highly regarded schools. There is a nearby recreation park with tennis, cricket and football clubs & extensive walks along the water meadow.

Wrecclesham also benefits from a good selection of local shops, pubs, restaurants, and everyday conveniences. The picturesque Georgian market town of Farnham lies approximately 1.7 miles away and offers an extensive range of shops, restaurants, cultural attractions, and recreational facilities, including the Maltings Art Centre, new Reel cinema, Leisure Centre and the historic 300 acre Farnham Deer Park. Road connections are equally strong, with easy access to the A3 and M3, linking to London, the M25, the national motorway network, and both Heathrow and Gatwick airports.

There are extremely popular state and private schools for all age groups nearby, which perform to the highest standard. These include Weydon Academy, Frensham Heights, Edgeborough, St Peters and South Farnham. There is also easy access to wide expanses of countryside, National Trust land, the South Downs and Alice Holt Forest providing excellent opportunities for walking, biking, riding and country pursuits in this lovely location.

LOCAL AUTHORITY

Waverley Borough Council, Farnham | Council Tax Band D

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.