

# Sandrock Hill Road, Wrecclesham, Farnham, GU10

Approximate Area = 4126 sq ft / 383.3 sq m

Garage = 409 sq ft / 37.9 sq m

Outbuildings = 183 sq ft / 17 sq m

Total = 4718 sq ft / 438.2 sq m

For identification only - Not to scale



## SANDROCK HILL ROAD, WRECCLESHAM, FARNHAM, SURREY, GU10

Offers in excess of £1,400,000

Built in 1890, this substantial home consists over 4,000 square feet of accommodation, conveniently situated in the popular area of South Farnham.

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**ACCOMMODATION**

Charming detached family home

Four reception rooms

Six bedrooms and four bathrooms

Outbuilding and large basement

Large gravelled driveway

Private plot approx. 0.8 acres

Far reaching views

Prime South Farnham position

Over 4,000 square feet

No onward chain

**DESCRIPTION**

Located in a sought-after area of south Farnham, this superb six bedroom home has been extended and redesigned by the current homeowners, providing spacious accommodation of over 4,100 square feet in a secluded location.

The house is approached via a long private gravelled drive to an area of parking with detached brick built garage/outbuilding. Upon entering, there is an inviting entrance porch leading onto large hall, kitchen/breakfast room with central island and Falcon Rangemaster, adjoining utility room, dining room with bay window, large quadruple aspect family room with vaulted ceiling and French doors to garden. There is a 24' sitting room with two sets of bay windows and wood burning stove, snug room with two storage cupboards, study, downstairs cloakroom and separate shower room.

To the first floor, there is an impressive landing space, a principal bedroom suite with dressing area and en suite bathroom with separate shower, guest bedroom with en suite bathroom, four further double bedrooms (all with built in wardrobes). To the second floor, there is a large loft room with Velux window.



**Outside**

The property sits far back from the road with a large gravelled driveway providing ample parking for several cars, with access to the detached brick built coach house/garage with power and light and the front is enclosed by mature trees and hedging. Towards the rear of the property there is a large garden, courtyard area, large patio and a mixture of plants and shrubbery. In all the gardens and grounds are approximately 0.8 acre.

**LOCATION**

The property is located in a popular area with footpaths winding through the Bourne Valley to local pubs and parks. Local shops can be found on The Ridgway and in Wrecclesham and Rowledge, which have public houses and recreation grounds hosting cricket, football and tennis clubs.

The Georgian market town of Farnham (2 miles) offers a variety of shopping, supermarkets and an excellent choice of pubs and restaurants on the picturesque Castle Street and Lion and Lamb Yard. Recreational facilities include a Reel Cinema, a leisure centre and David Lloyd. Farnham hosts events throughout the year.

The A31 and A3 provide swift access to the national motorway network and Heathrow, Gatwick and Southampton airports. Farnham station provides trains to London Waterloo from 53 minutes.

Schools in the area include Rowledge Primary, St Peter's Primary, Weydon, Edgeborough and Frensham Heights.

Farnham has wonderful countryside including Farnham Park, Alice Holt Forest, Frensham Common and Frensham Great Pond providing excellent opportunities for walking, cycling and riding.

**LOCAL AUTHORITY**

Waverley Borough Council, Farnham | Council Tax Band - G

**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             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 65 D      |
| 39-54 | E             | 50 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |