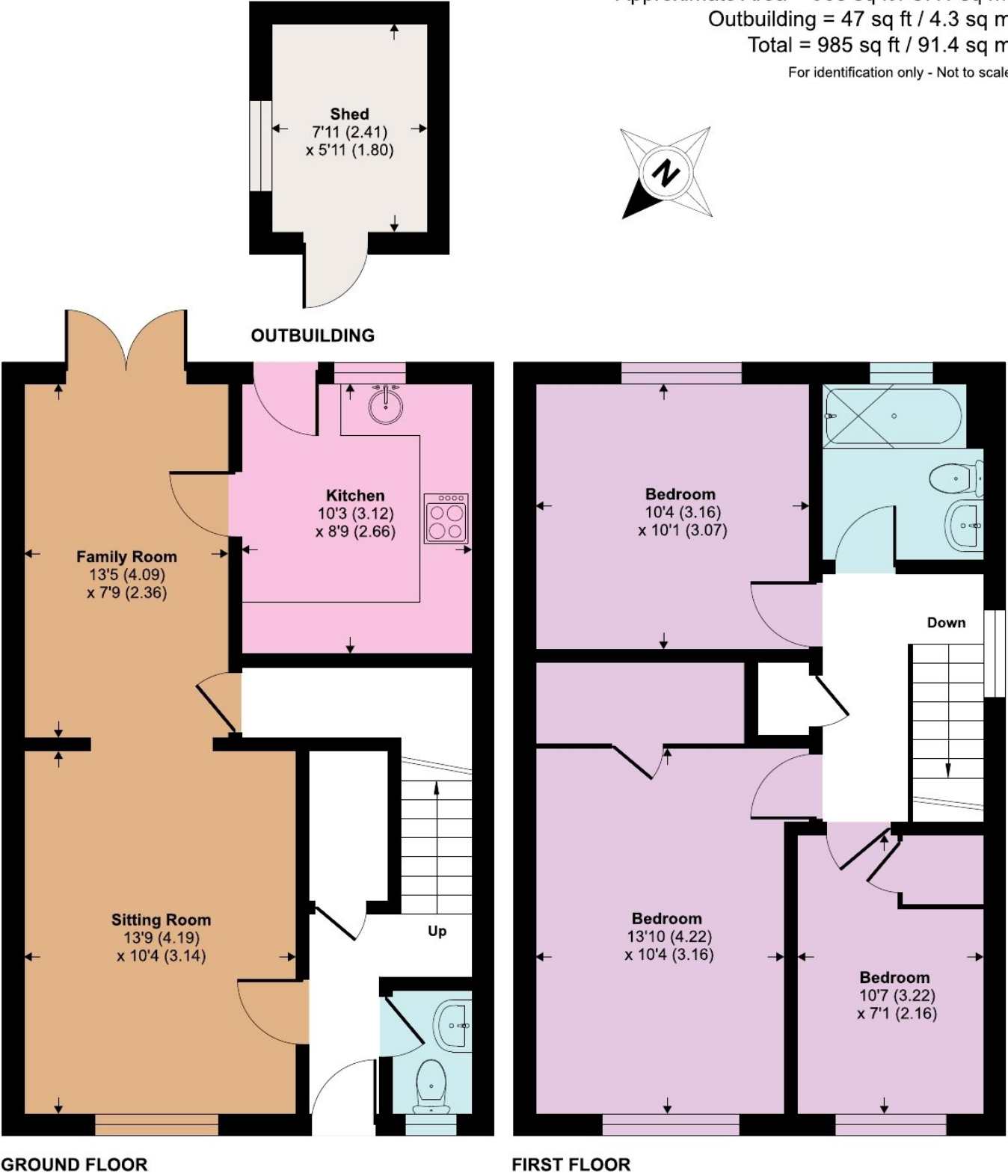


Stewards Rise, Wrecclesham, Farnham, GU10

Approximate Area = 938 sq ft / 87.1 sq m
Outbuilding = 47 sq ft / 4.3 sq m
Total = 985 sq ft / 91.4 sq m
For identification only - Not to scale



STEWARDS RISE, WRECCLESHAM, FARNHAM, SURREY, GU10

Offers in excess of £400,000

A delightful three bedroom end of terrace property located in South Farnham.

Tel 01252 733042
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99 West Street, Farnham, GU9 7EN



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ACCOMMODATION

- Situated in South Farnham
- Three well proportioned bedrooms
- Two reception rooms
- Ample built-in storage
- Well decorated interior
- Convenient location
- Southeast facing garden

DESCRIPTION

This beautifully presented three-bedroom end-of-terrace home offers a superb combination of space, comfort, and convenience. Thoughtfully maintained and tastefully decorated throughout.



The property is within 0.4 miles of a good range of local shops and everyday facilities. Farnham town centre is within approximately 1.5 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 | Council Tax Band D

The ground floor offers a spacious, light-filled living area with an exceptional large storage cupboard. Through the living room you then come upon the separate dining room and kitchen. The dining room features with French patio doors leading out to the rear garden.

Leading up to the first floor there are three generous size double-bedrooms, family bathroom and storage cupboard in the hallway.

Outside there is a private southeast facing garden, which provides a tranquil outdoor space. This offers low maintenance, perfect for relaxing or entertaining.



LOCATION

The property is situated just to the southwestern fringe of Farnham and on the edge of the village of Wrecclesham. Set in a conservation area, there is a nearby recreation park with tennis, cricket and football clubs & extensive walks along the water meadow.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	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.