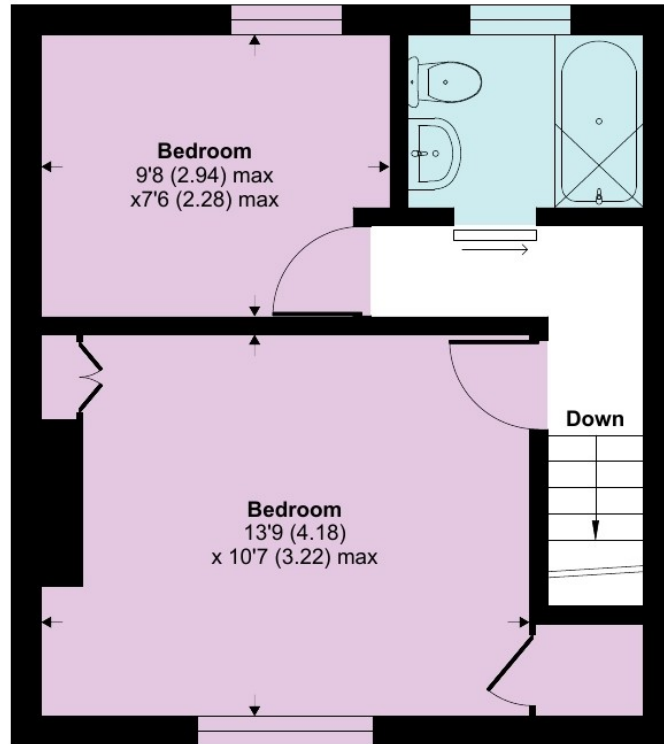
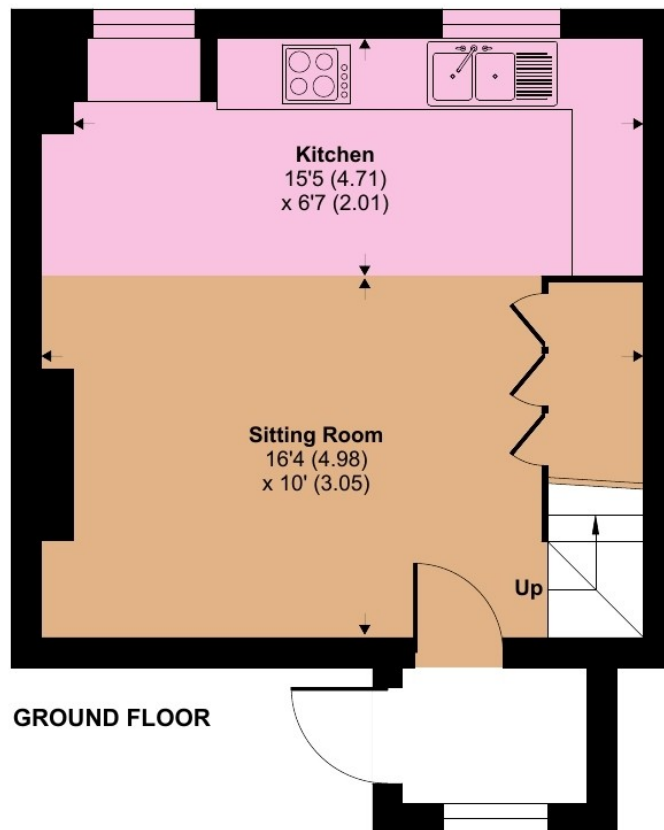


Church Lane, Wrecclesham, Farnham, GU10

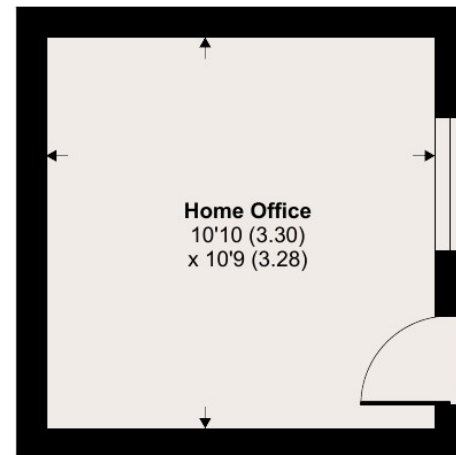
Approximate Area = 614 sq ft / 57 sq m
 Outbuilding = 117 sq ft / 10.8 sq m
 Total = 731 sq ft / 67.8 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING



CHURCH LANE, WRECCLESHAM, FARNHAM, GU10

Guide Price £350,000

Stylish two bedroom character cottage with private south facing garden and garden office.

Tel 01252 733042
 Email Farnham@winkworth.co.uk
 99 West Street, Farnham, GU9 7EN

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Winkworth



ACCOMMODATION

- Character two bedroom cottage
- Stylishly decorated
- Private south facing garden
- Sought after South Farnham location
- Garden office
- Close proximity to amenities and highly sought after schools

DESCRIPTION

A beautifully presented two bedroom cottage with private south facing garden and home office.



LOCATION

The property is situated in a quiet residential road in the Wrecclesham, South Farnham area, in good proximity to outstanding schooling, amenities and excellent network connections. Farnham is a historic former market town lying on the Surrey/ Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural and shopping facilities. Farnham train station is within walking distance from the property and provides direct access to London Waterloo in approximately 1 hour. The town also lies on the A31 connecting Guildford and the A3 to the east and Winchester to the west. The A331, (Blackwater Valley link road) provides dual-carriageway access to the M3 in the north.

LOCAL AUTHORITY

Waverley Borough Council, Farnham | Council Tax Band C

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.

The ground floor comprises of an enclosed front porch with space to keep your jackets and shoes, 16'11 x 16'4 light open plan kitchen/sitting room with wooden flooring, feature brick walls, exposed beams and a fireplace with log burner. The kitchen is stylishly fitted with dark blue shaker style units, solid wood worktops and integrated dishwasher, oven and gas hob.

Upstairs there is a spacious double bedroom with feature fireplace overlooking the garden, a tastefully decorated bathroom with shower above the bath and a good sized second bedroom.

Outside there is a patio area with steps leading up to a generous sized south facing garden. In the garden there is a shed and a fantastic garden office with power and light.

