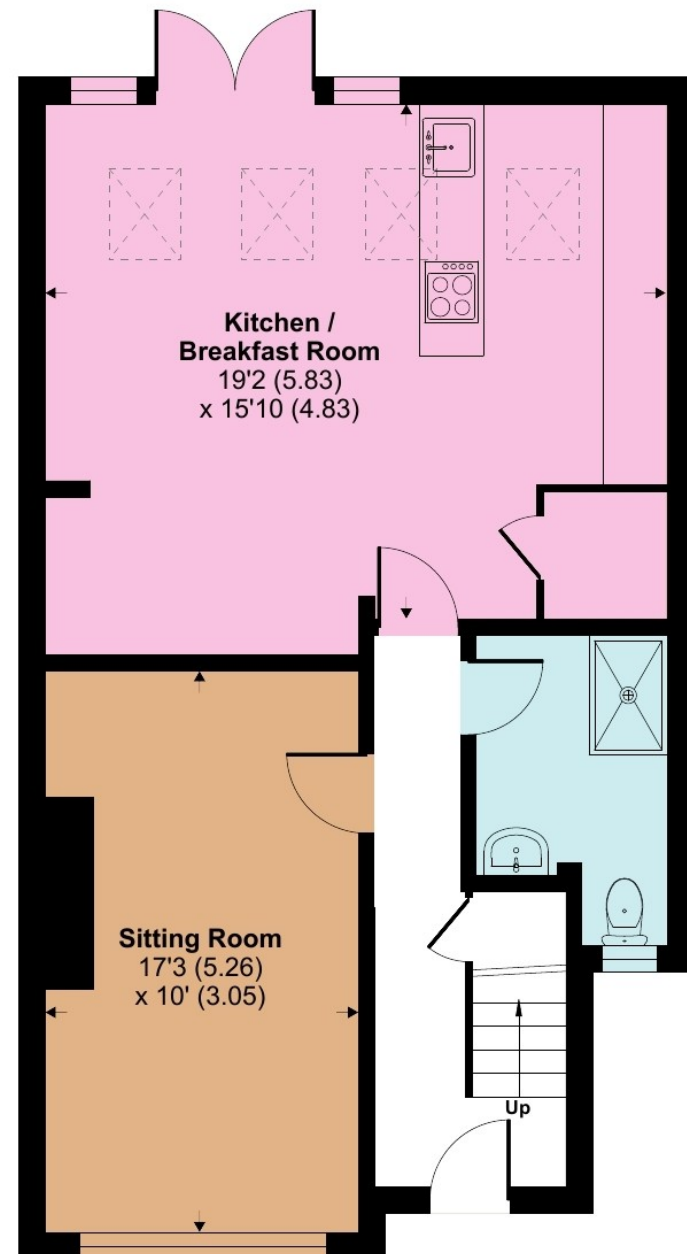


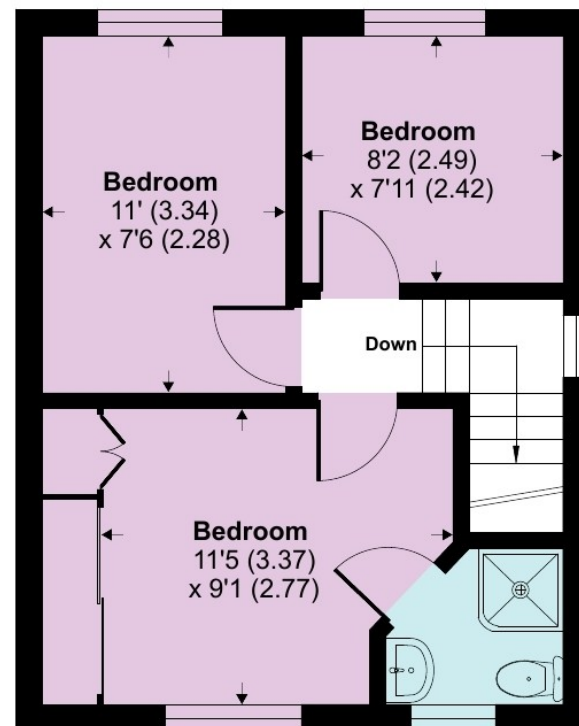
Coleson Hill Road, Wrecclesham, Farnham, GU10

Approximate Area = 956 sq ft / 88.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



COLESON HILL ROAD, WRECCLESHAM, FARNHAM, SURREY, GU10

Guide Price £625,000

This family home has recently been extended and refurbished by the current homeowners and is ideally located in a quiet residential cul de sac in South Farnham.

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ACCOMMODATION

- Family home
- Open plan vaulted kitchen/breakfast room
- Recently extended and modernised
- Large sitting room with wood burning stove
- Principal bedroom with en suite
- Large secluded garden
- Cul-de-sac
- Catchment of Weydon Academy

DESCRIPTION

This family home is located in an attractive cul-de-sac setting on the southern side of Farnham, approximately 2 miles from the town's elegant Georgian centre and mainline station, which offers a fast regular service to Waterloo. It is also well placed for Weydon Academy, local shops and the nearby Alice Holt Forest.

Ground floor comprises large inviting entrance hallway, superb open plan 'hub' kitchen/breakfast room with vaulted ceiling, central island and 'snug' area with French doors to garden, utility room, smart sitting room with wood burning stove, downstairs shower room.

The first floor comprises principal bedroom with built in wardrobes and en suite shower room and two double bedrooms.

Outside
To the front of the property there is a gravelled driveway with side access to the rear. The rear garden has recently been landscaped and features a paved patio area leading onto a lawned area. There are two garden sheds and wooden pergola.



LOCATION

Coleson Hill Road is a sought after, established residential area about a mile from a good range of local facilities including very highly regarded schools. It's just 2.2 miles to the main line Farnham station with direct access to London Waterloo and the picturesque Georgian town centre of Farnham for a great range of shops, recreational and cultural facilities, David Lloyd Leisure Centre and Farnham's historical 300 acre deer park. There is easy access to the A3 and M3, which connect to London, the M25 and the national motorway network, as well as Heathrow and Gatwick Airports. The area is renowned for its good schooling including Weydon Secondary School, Highfield South Farnham School and St. Peters primary School to name but a few. The further area is surrounded by an extensive area of some of Surrey's finest countryside, including the 'royal forests' of Alice Holt, and provides excellent leisure opportunities for walking, riding and country pursuits.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		