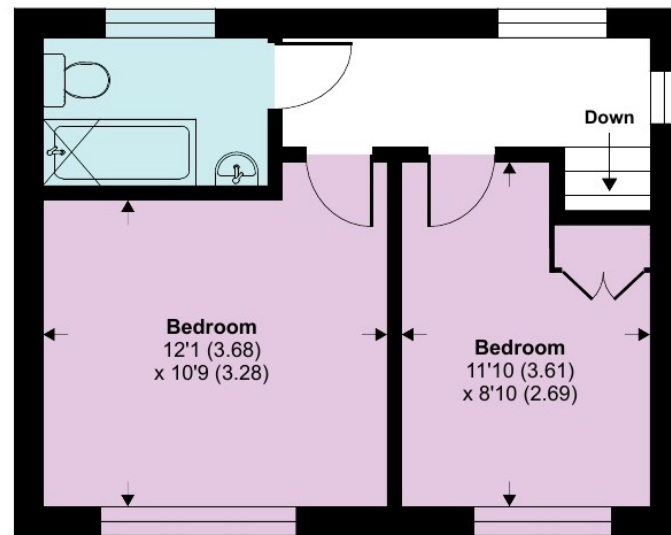
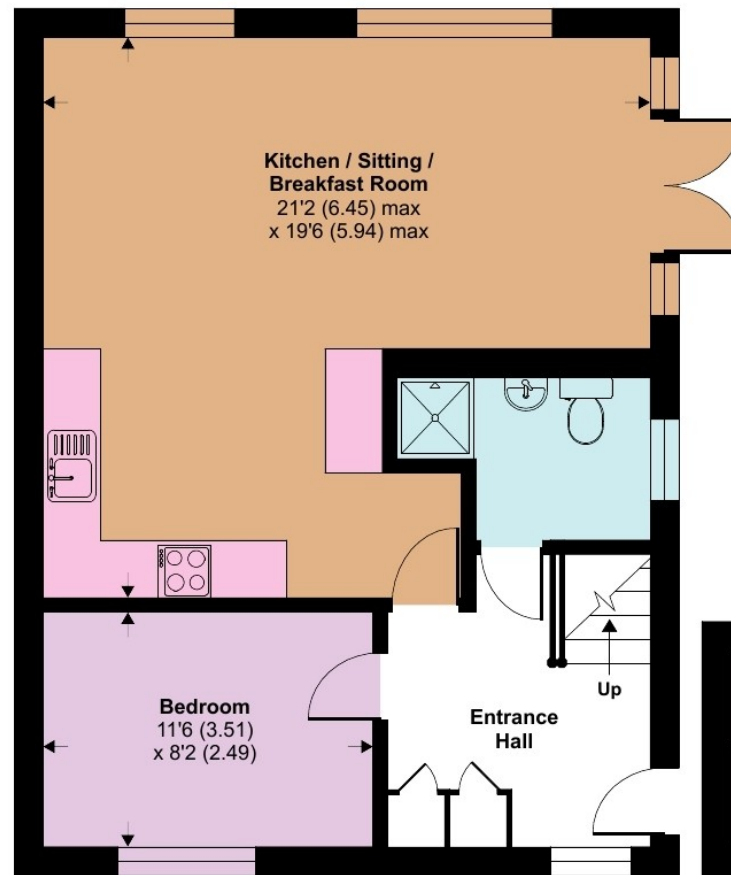


# Woodcut Road, Wrecclesham, Farnham, GU10

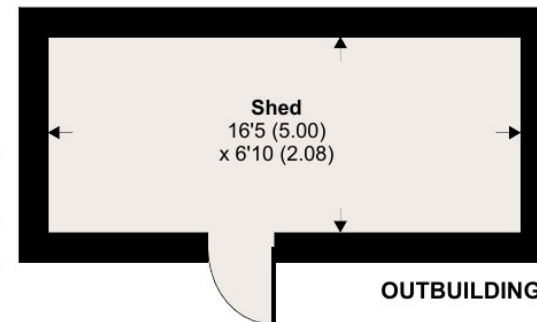
Approximate Area = 942 sq ft / 87.5 sq m  
 Outbuilding = 113 sq ft / 10.5 sq m  
 Total = 1055 sq ft / 98 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING



## WOODCUT ROAD, WRECCLESHAM, FARNHAM, SURREY, GU10

Offers in excess of £550,000

This well presented home is located in a highly desirable area in South Farnham, within close proximity to amenities and superb schools.

Tel 01252 733042  
 Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
 99 West Street, Farnham, GU9 7EN

**Winkworth**

Tel 01252 733042  
 Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
 99 West Street, Farnham, GU9 7EN

**Winkworth**





- ACCOMMODATION**
- Three bedroom family home
  - Well presented throughout
  - Desirable South Farnham location
  - Walking distance to amenities and sought after schools
  - Private garden
  - Off street parking

**DESCRIPTION**  
Situated on a desirable residential road in Wrecclesham, this well appointed three bedroom home was built in 2021 and is just a short walk from great local schools and amenities.

The ground floor comprises spacious entrance hallway with built in floor to ceiling storage cupboards, a three piece shower room with heated towel rail, third bedroom which can also serve as a study, and a large double aspect open plan kitchen/dining/living space with double doors that lead out to the garden. The sleek handleless kitchen design is contemporary in design, well finished, has ample storage and has both freestanding/integrated appliances.

Upstairs, there are two good sized double bedrooms, one of which has fitted wardrobes. The first floor is completed by a three piece family bathroom suite with shower over bath and heated towel rail.

Outside to the front is a large shingled driveway with parking for multiple vehicles, which is enclosed by trellis fencing and hedging. The rear garden wraps around to the side of the property and is mostly laid to lawn but there is also a pretty patio area with pergola. Additionally, there is a well-built shed with power. The rear garden is enclosed with fencing and laurel hedging creating high levels of privacy.



**LOCATION**  
The property is situated in this popular and convenient residential road in Wrecclesham, which forms part of the south western suburbs of Farnham. 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. Within the town is a train station providing direct access to London Waterloo in approximately the 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.  
Lying on the south west side of Farnham, the property is conveniently located to access many of the area's highly regarded South Farnham schools including Weydon Academy, St. Peters, Edgeborough and Frensham Heights. There are also outdoor pursuits at Alice Holt Forestry Commission and Frensham Ponds including walking, riding, sailing and biking.

**LOCAL AUTHORITY**  
Waverley Borough Council, Farnham I Council Tax Band E

**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		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		