



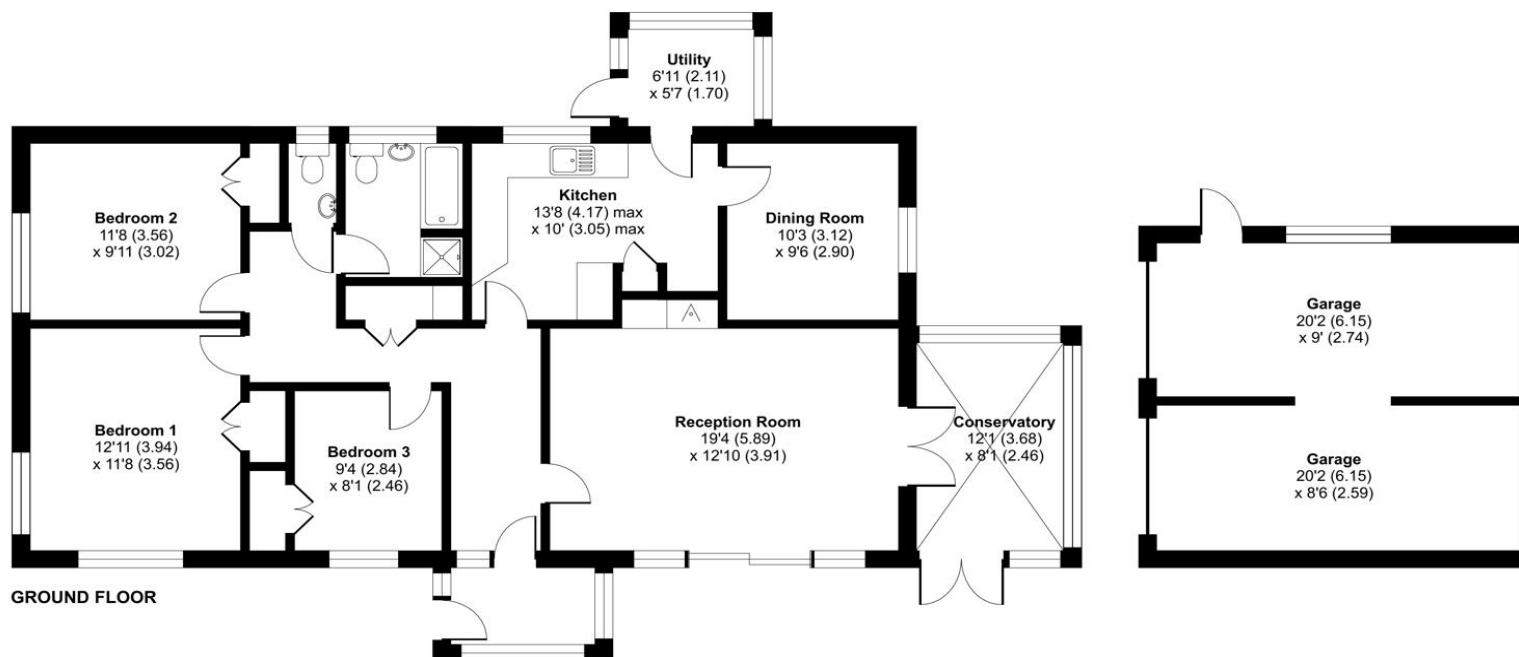


ACCOMMODATION

Located within a highly desirable location in Farnham is this well-presented detached bungalow with elevated views and offered for sale with no onward chain. The property offers plenty of scope for extending, subject to planning permission. Upon entering the property you are greeted via an entrance porch followed by the entrance hall which leads to the majority of the accommodation. There is a spacious living room with a fire place and double doors leading through to a conservatory. The kitchen is located at the back of the property which leads through to the dining room and offers another conservatory which is used as a utility room. There are three bedrooms all with fitted wardrobes, a family bathroom and separate cloakroom. The property is approached by a long driveway with access to only two properties. There is a double detached garage and private gates leading through to a separate driveway leading to in front of the property. The property is fully enclosed by wooden fencing and mature trees. The rest of the garden is mainly laid to lawn and plot measure approximately 0.3 acre.



Approximate Area = 1350 sq ft / 125.4 sq m
 Garages = 363 sq ft / 33.7 sq m
 Total = 1713 sq ft / 159.1 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Charters Estate Agents Limited. REF: 1028153



SITUATION

The property is located in the heart of Wreclesham, a historic and characterful village on the southern outskirts of Farnham and is ideally located for many of the nearby amenities such as South Farnham, Rowledge and St Peter's Primary Schools, two pre-schools and nearby the high performing secondary Weydon School all within a short walking distance. The village has a post office, local store, butcher, hairdressers, locally renowned Bat & Ball public house, church, doctor's surgery, village hall and a village green with popular tennis and cricket clubs. It is also close to Alice Holt Forest which is ideal for dog walking, park runs, cycling, Go Ape and a children's adventure trail. Equally nearby are Bourne Woods & Hankley Common, One of the UK's leading Hollywood movie backdrops (Gladiator, Robin Hood, Skyfall and the Marvel franchise). Frensham Little and Great Pond are within riding distance offering wild swimming, sailing and a large sandy beach area. Farnham's mainline station provides trains to London Waterloo taking approximately one hour. The A31, M3 (Junc. 4) and A3 are easily accessible, all providing good access to the national motorway network as well as Heathrow, Gatwick and Southampton airports. The south coast and New Forest are less than 45 minutes drive away passing through the stunning South Downs National Park.



SPECIFICATION

- Three-bedroom detached bungalow
- Elevated views
- Light and airy reception room
- Kitchen leading to separate dining room
- Conservatory
- Driveway parking for several cars
- Double garage
- Approx. 0.3 acre plot

LOCAL AUTHORITY

Waverley Borough Council
Council Tax Band: E

ASKING PRICE

£775,000

TENURE

Freehold