



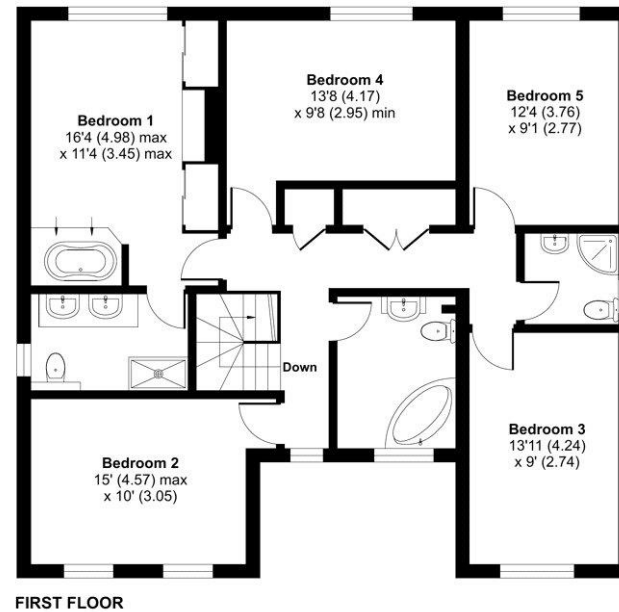
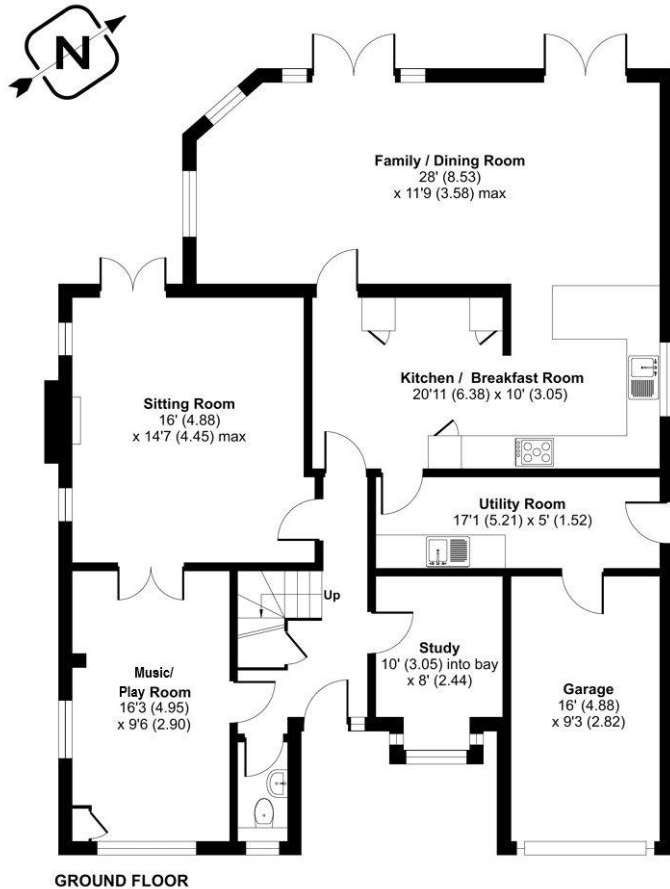
Kings Lane, Wrecclesham, Farnham, Surrey, GU10 4QB



ACCOMMODATION

A stunning detached family home located on a quiet cul-de-sac, in the sought-after location of Wrecchlesham, and within close proximity to some of the area's most popular schools. Upon entering the property, you are greeted via a spacious entrance hall with refitted downstairs cloakroom, and doors leading through to the rest of the ground floor accommodation. Overlooking the front of the property there is a music room/ playroom with double aspect views, and double doors through to the sitting room. The sitting room provides a lovely social space, with feature fire place and French doors leading to the garden. The main feature of the property is the beautifully extended open plan kitchen/breakfast room, which flows seamlessly into the family/dining room. There is a modern kitchen with granite work surfaces and breakfast bar, with ample storage this space is the perfect family kitchen. The dining/family room is a great versatile space, with two sets of French doors leading to the garden, flooding the room with natural light. There is a separate utility room with access to the garage to complete the ground floor. The utility room, Kitchen and dining/family room all benefit from underfloor heating. The property continues to impress on the first floor with five well-proportioned bedrooms. The stunning principal bedroom features a luxurious feature bath, in addition to fitted wardrobes and a modern en-suite shower room. The four further double bedrooms are served by a family bathroom, in addition to a further shower room. Externally to the front there is ample driveway parking for multiple vehicles, and side access leading to the rear garden. The rear garden is fully enclosed with a large patio area across the rear of the property great for entertaining throughout the

Approximate Area = 2347 sq ft / 218 sq m
 Garage = 144 sq ft / 13.4 sq m
 Total = 2491 sq ft / 231.4 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	74	81
(55-68)	D		
(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). ©nlschem 2024. Produced for Charters Estate Agents Limited. REF: 1075672

SITUATION

The property is situated within the highly regarded South Farnham area. Within walking distance of the house there is a popular butcher, hair salon, a selection of restaurants and pubs, Loaf bakery, Co-Op, Tesco Express and a wine store. Close by is the high performing Weydon Secondary School, Highfield South Farnham School, St Polycarp's RC and St. Peters primary Schools as well as an excellent choice of private schools including Frensham Heights, More House and Edgeborough Prep School. Nearby is the popular Alice Holt Forest which covers over 2,000 acres and is ideal for walking, running, fishing, cycling and riding, along with Bourne Woods. Frensham little pond and big pond are also a short drive away. The property is conveniently placed 1.7 miles away from Farnham train station. Farnham Town Centre has a good selection of local amenities and the area is renowned for its boutique shops and smart restaurants. Access to the M3 can be gained via the A331 and the A3 can be joined at Guildford via the A31.



SPECIFICATION

- Five double bedrooms
- Sought after quiet cul-de-sac location
- Three bathrooms
- Four reception rooms
- Stunning open plan kitchen/dining/family room
- Large driveway with garage
- Close to popular schools
- Walking distance to shops

LOCAL AUTHORITY

Waverley Borough Council

GUIDE PRICE

Offers IEO £1,500,000

TENURE

Freehold