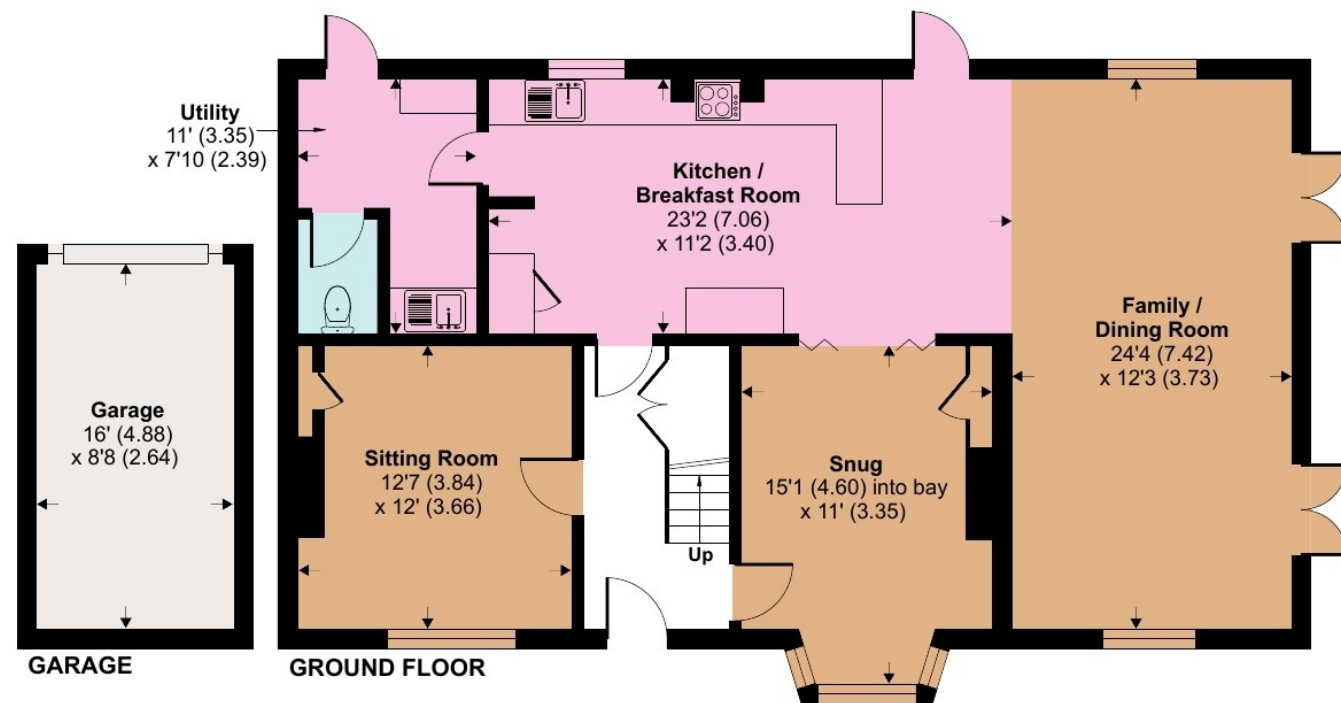
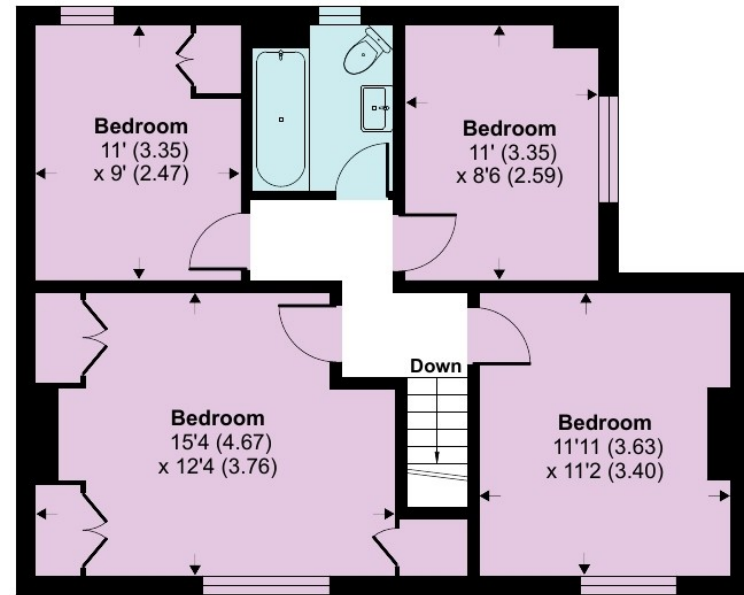


# Echo Barn Lane, Wrecclesham, Farnham, GU10

Approximate Area = 1725 sq ft / 160.2 sq m  
 Garage = 139 sq ft / 12.9 sq m  
 Total = 1864 sq ft / 173.1 sq m  
 For identification only - Not to scale



## ECHO BARN LANE, WRECCLESHAM, FARNHAM, SURREY, GU10

Offers in excess of £900,000

A charming and beautifully presented semi-detached Victorian property offering spacious family accommodation in this highly regarded location within a short drive of Farnham town centre.

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

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**ACCOMMODATION**

- Immaculately presented
- Three reception rooms
- 'Hub of the home' kitchen/breakfast room
- Utility room
- Four double bedrooms
- Detached garage
- Driveway
- Close proximity to Farnham town

**DESCRIPTION**

This Victorian property is within walking distance of the 'royal forests' of Alice Holt and has been regularly updated by the current owner and is immaculately presented throughout.

Upon entering, the inviting entrance hallway leads to two adjoining reception rooms; sitting room with feature fireplace and cosy snug with wood burning stove and notable bay window. Towards the rear of the property there is the fabulous hub of the home kitchen/breakfast room, which features a large island, superbly fitted bespoke cabinetry, pantry cupboard, French doors to garden and adjoining utility room with backdoor to rear, and downstairs cloakroom. The ground floor further benefits from an impressive triple aspect family/dining room with wooden flooring and two sets of French doors to patio area.

The first floor continues to impress with four double bedrooms, two of which benefit from fully fitted wardrobes, and family bathroom.

Externally the rear garden is mainly laid to lawn and the garden is impeccably well screened and established with shrubbery, bedding



plants, mature trees and hedging. To the side of the property there is a large and private patio/courtyard area and to the front there is a large lawn area, hedging and front gate. There is a detached garage and driveway for two vehicles.

**LOCATION**

Echo Barn Lane is a highly regarded, established residential area about a mile from a good range of local facilities including very highly regarded schools. It's just two 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.

**LOCAL AUTHORITY**

Waverley Borough Council, Farnham | Council Tax Band F

**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	70	81
England, Scotland & Wales		EU Directive 2002/91/EC