

# Wrecclesham Hill, Wrecclesham, Farnham, GU10

Approximate Area = 3404 sq ft / 316.2 sq m (includes cellars)

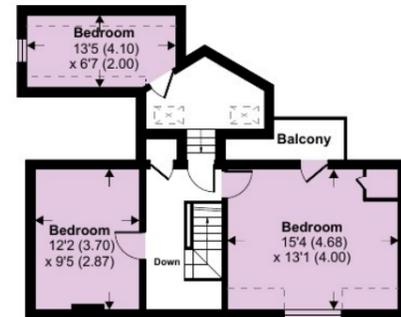
Limited Use Area(s) = 43 sq ft / 3.9 sq m

Total = 3447 sq ft / 320.2 sq m

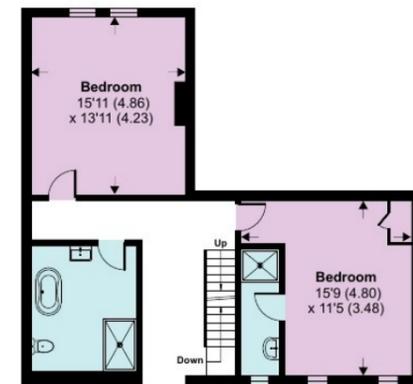
For identification only - Not to scale



Denotes restricted head height



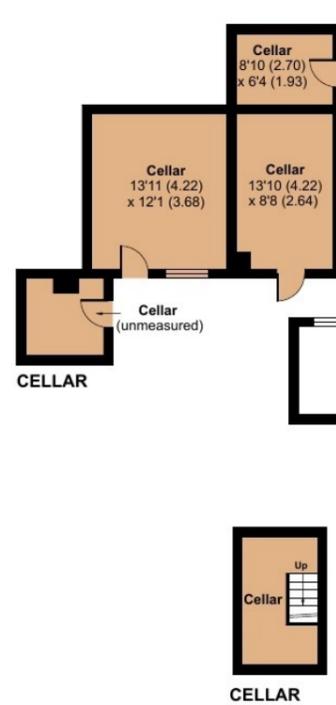
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



CELLAR

CELLAR



## WRECCLESHAM HILL, FARNHAM, SURREY, GU10

Offers in excess of £1,100,000

Grand country home within secluded grounds of approx. 0.49 acre and within close proximity to Farnham.

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**ACCOMMODATION**

- Country home
- 3,404 sq ft
- Grand entrance hallway
- Character features throughout
- Three reception rooms
- Six bedrooms
- Secluded grounds of approx. 0.49 acre
- Close proximity to Farnham

**DESCRIPTION**

A substantial semi-detached country home, this former Hunting Lodge dates back to the 19th century and is positioned in a secluded woodland setting of approx. 0.49 acre.

This grand property offers a wealth of character features throughout and boasts 3,404 square feet of accommodation.

Originally built in the 1880s, the property provides considerable accommodation and consists of an array of character feature character features including multiple fireplaces, cornicing, ceiling roses and sash windows. The ground floor comprises grand entrance hallway, dual aspect sitting room with original wooden flooring and wood burning stove, family/dining room, downstairs dual aspect study room, a bespoke fitted kitchen/breakfast room, utility room and boot room, downstairs cloakroom, pantry and backdoor to courtyard area.

The house also benefits from five separate cellars access on the lower ground floor, one of which is used as a wine and cheese cellar.

The first floor comprises principal bedroom with feature fireplace, guest bedroom with en suite shower room, further double bedroom and newly fitted bespoke family bathroom with separate shower.



The second floor has three double bedrooms, games/play room and landing area.

**Outside**

The gardens face in a south-westerly direction and are mainly laid to lawn, with a mixture of trees and mature bushes providing great screening on both sides. There is a private courtyard area, two timber sheds, wild garden, hot tub and views overlooking ancient woodland. The property is approached by a sweeping gravelled driveway and there is ample space for parking for several vehicles.

**LOCATION**

This home lies just to the south western fringe of Farnham and on the edge of the village of Wrecclesham. Set in a conservation area, at the there is a nearby recreation park with tennis, cricket and football clubs & extensive walks along the water meadow.

The property is within about a quarter of a mile or so of a good range of local shops and every day facilities. Farnham town centre is within approximately 2.1 miles providing a wide and varied range of shopping educational and cultural facilities including the Maltings Art Centre and Sports Centre. There are extremely popular state and private schools for all age groups nearby, which perform to the highest standard. 'Outstanding' rated schools include Weydon and South Farnham. Farnham has a mainline station providing trains to London Waterloo within the hour and good vehicle access from here to the A3 at Guildford and the M3 to the north near Odiham giving access to the national motorway network. There is also easy access from here to wide expanses of countryside, National Trust land and the Alice Holt Forest providing excellent opportunities for walking, riding and country pursuits in this lovely location.

**LOCAL AUTHORITY**

Waverley Borough Council, Farnham | Council Tax Band G

**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.

