



Wrecclesham Hill, Wrecclesham, Farnham, Surrey

Price Guide £450,000

Wrecclesham Hill, Wrecclesham, Farnham, Surrey

An absolutely beautiful, two double bedroom 'cosy' character cottage, dating back to the early 1800's, that has been tastefully updated by the current owners yet retains a wealth of charm and character in a popular position south of Farnham.

Freehold property with a flying freehold

Council tax band D

- Impressive character features
- Double glazed sash style windows with shutters
- Entrance porch with good storage cupboards
- Stunning 13' living room with log burner
- Driveway parking
- Landscaped rear garden
- Good local amenities
- Close to 'Outstanding' schools
- Fabulous bathroom with freestanding bath and walk in shower
- Stunning 24' kitchen/dining room

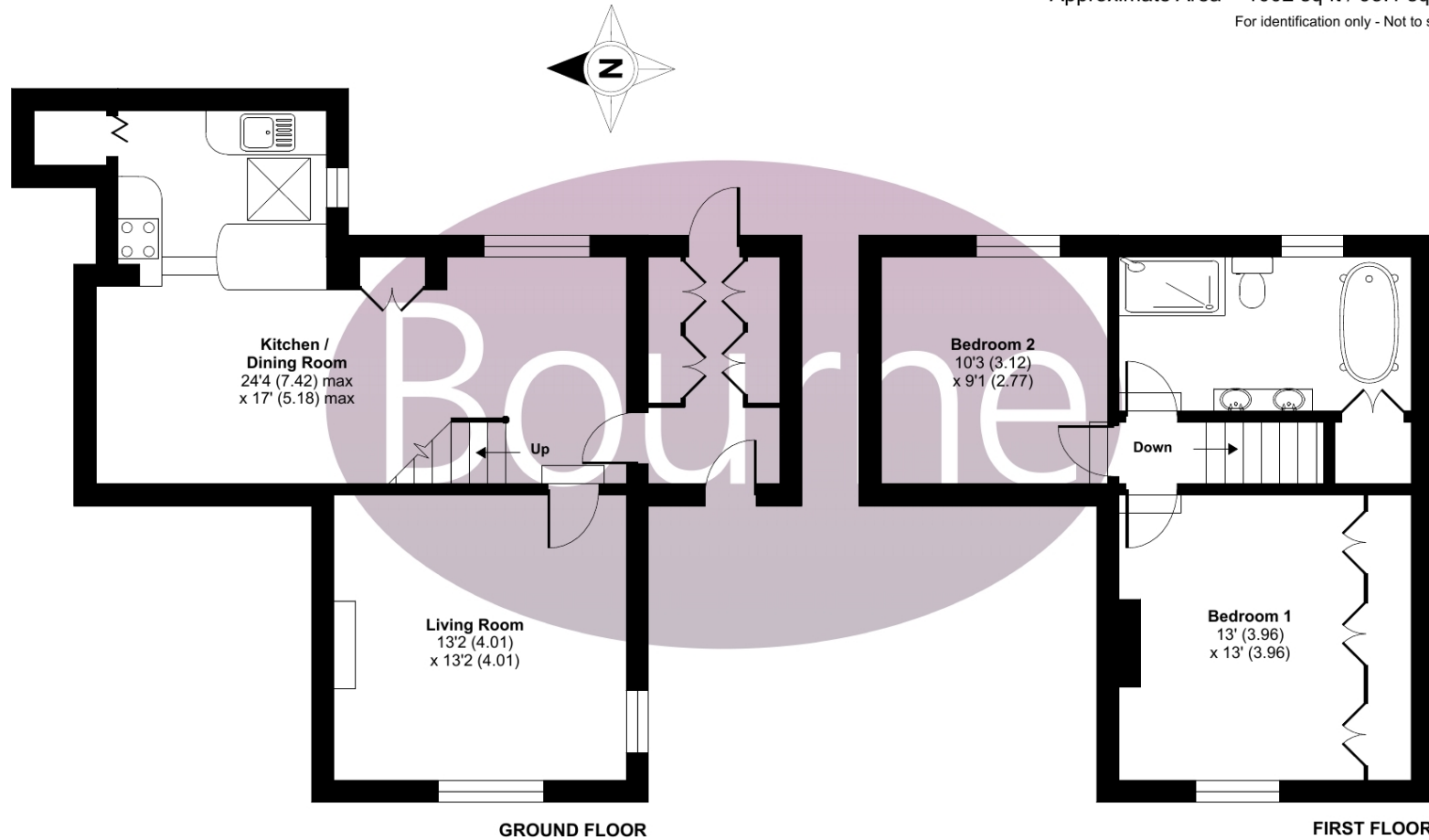


Floor Plan

Wrecclesham Hill, Wrecclesham, Farnham, GU10

Approximate Area = 1002 sq ft / 93.1 sq m

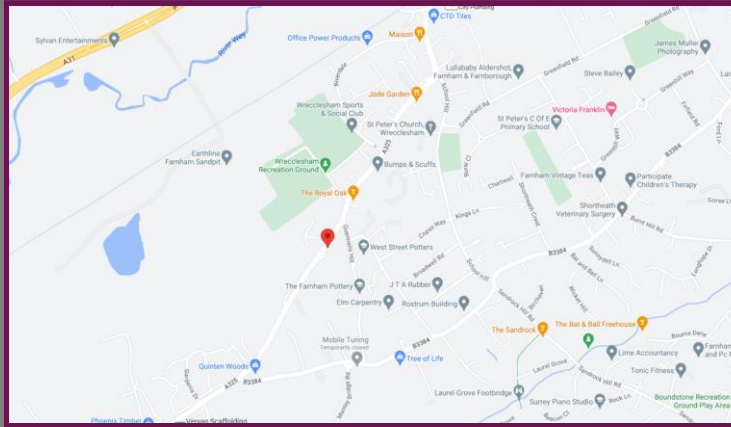
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2022. Produced for Bourne Estate Agents. REF: 917251

Location

The property is located in Wrecclesham village, just over a mile southwest of Farnham & under 1.5 miles from Farnham station. There are local shops, pubs & reputable schools close by. Easy access to major road links including A31, A3 & M3.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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