



ESTATE AGENTS



Beacon Close, Wrecclesham, Farnham, Surrey

Offers In Excess Of £850,000



## Beacon Close, Wrecclesham, Farnham, Surrey

A simply stunning four-bedroom, detached family home, in a lovely picturesque setting.

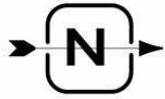
The property offers versatile accommodation and has a great deal of potential for an open plan kitchen/diner.

Freehold  
Council Tax Band E

- 17' sitting room with French doors to garden
- Walking distance to local country pubs and amenities
- 13' summer house with patio seating area adjacent
- Private rear garden
- Driveway parking for several cars
- Four bedrooms
- En-suite to principal 14' bedroom
- Close to fantastic local schools
- Great position for local country walks
- No onward chain offered

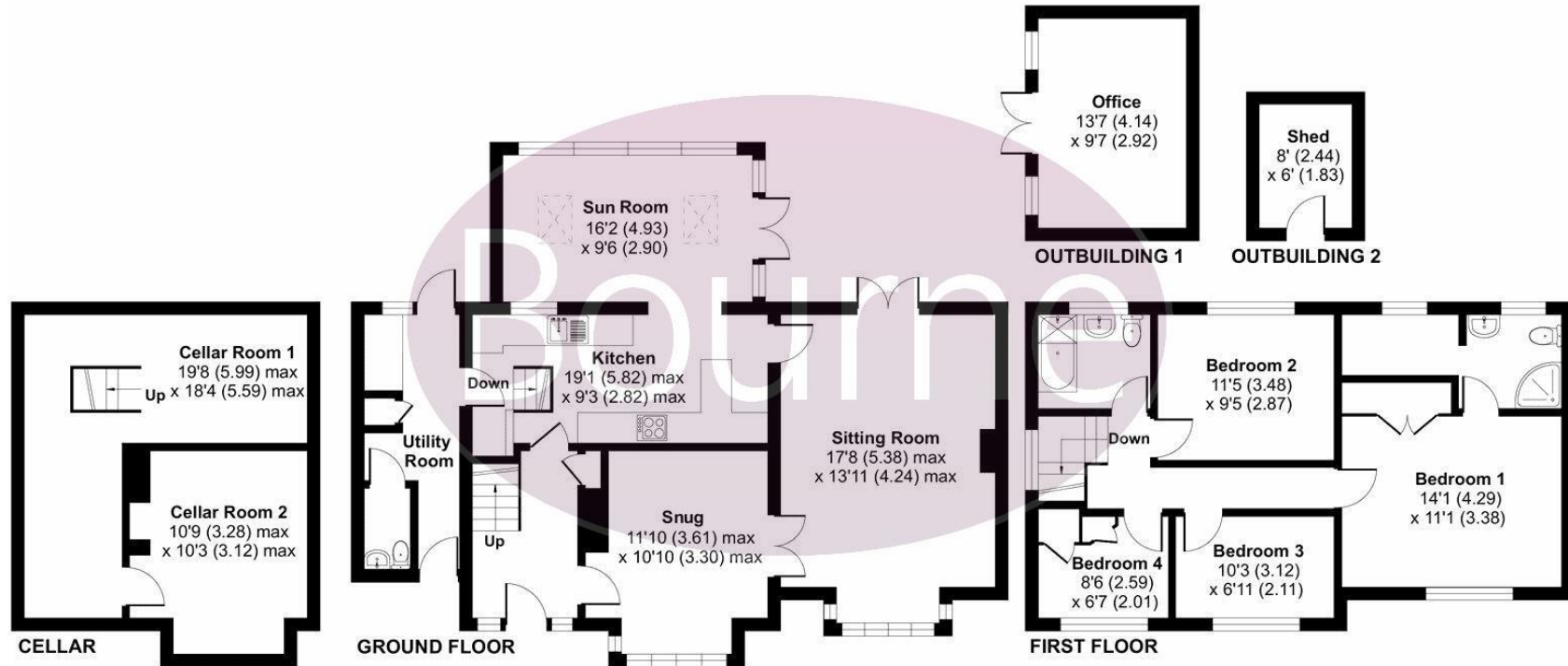


# Floorplan



Approximate Area = 1967 sq ft / 182.7 sq m  
Outbuilding = 178 sq ft / 16.5 sq m  
Total = 2145 sq ft / 199.2 sq m

For identification only - Not to scale

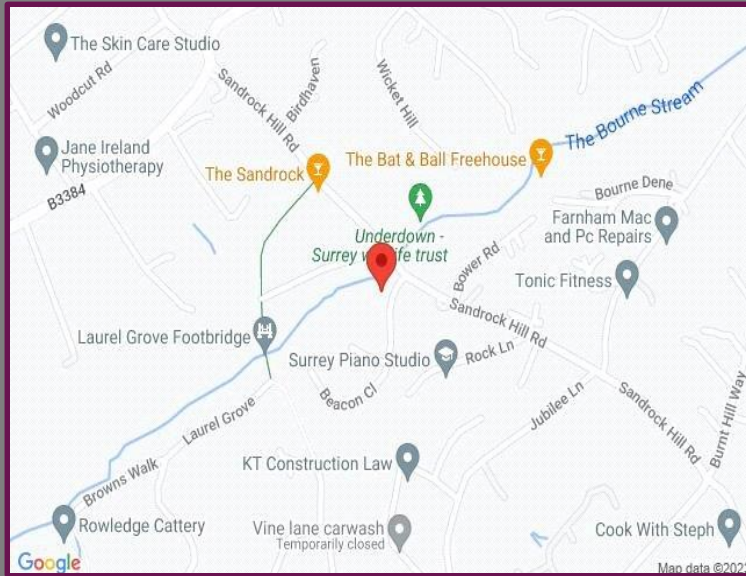


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'chem 2023.



# Location

The property is tucked away at the beginning of Beacon Close, a pleasant cul-de-sac location to the south side of Farnham just off Sandrock Hill Road. Farnham station is approximately 1.7 miles away.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>78</b> |
| (55-68) <b>D</b>                            | <b>62</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

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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