



ESTATE AGENTS



Echo Barn Lane, Farnham, Surrey

Price Guide £900,000

# Echo Barn Lane, Farnham, Surrey

The sale of Echo Barn Lane presents an enviable opportunity to acquire a unique and versatile family home in a most attractive corner plot in a South Farnham location. The property is screened from the road behind a tall brick wall and approached through double wrought iron entrance gates over a long, sweeping shingle driveway with oak “cart lodge” style garage and store. The original building dates back to the beginning of the 20th Century and boasts a spacious interior which has been lovingly extended and improved to a high standard by the current owners.

The main entrance opens into a 20’ reception hall from which double doors on the left lead into a triple aspect sitting room flooded with natural light. Two sets of French doors open onto the garden and patio areas respectively. Fitted furniture includes a bespoke hi-fi and TV cabinet with matching fireplace feature. This reception hall continues onto an open plan dining area with stairs to first floor.

A Shaker style fitted kitchen with integrated dishwasher, range style oven and granite and Iroko worktops continues through into the conservatory area, creating an ideal entertaining space. Tiled flooring with underfloor heating further completes this space.

Further downstairs accommodation includes a study/family room with fitted bookshelves, a double bedroom with built in storage and a recently refitted, fully tiled shower room.

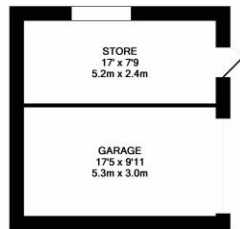
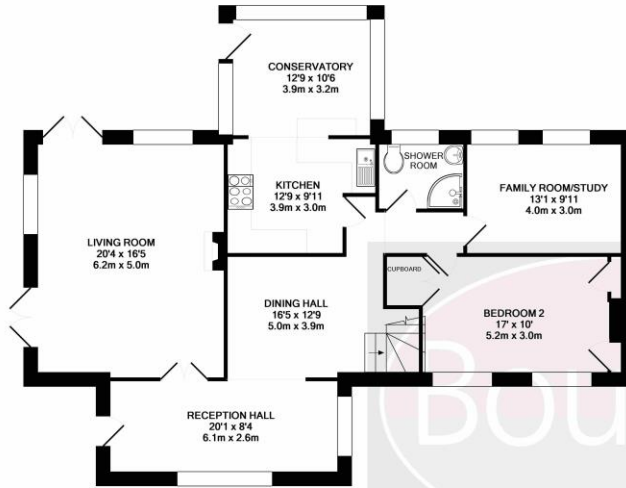
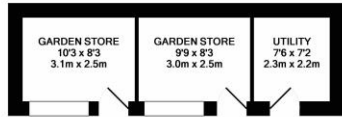
To the first floor a large landing leads to three double bedrooms. The 19’ master bedroom, with built in hanging space and eaves storage, opens onto a spacious, modern en-suite bathroom. There are two further double bedrooms, one of which is currently used as a dressing room and is fitted with a good range of fitted wardrobes.

Outside the grounds are largely within a delightful walled garden with attractively landscaped lawn and mature planting. Three tile and brick outbuildings provide further flexible outside rooms, one of which is currently being used as a utility room.

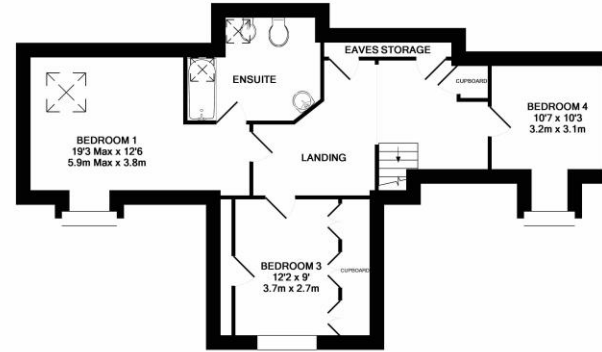
- Four double bedrooms
- En-suite bathroom
- Re-fitted shower room
- 20’ Living room
- 20’ Reception hall
- 16’ Dining area
- Shaker-style kitchen with granite and Iroko worktops
- Family room/study
- Detached garage & store
- Utility & outbuildings
- Ample driveway parking
- Corner plot
- No onward chain



# Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 1855 SQ.FT.  
(172.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 811 SQ.FT.  
(75.3 SQ.M.)

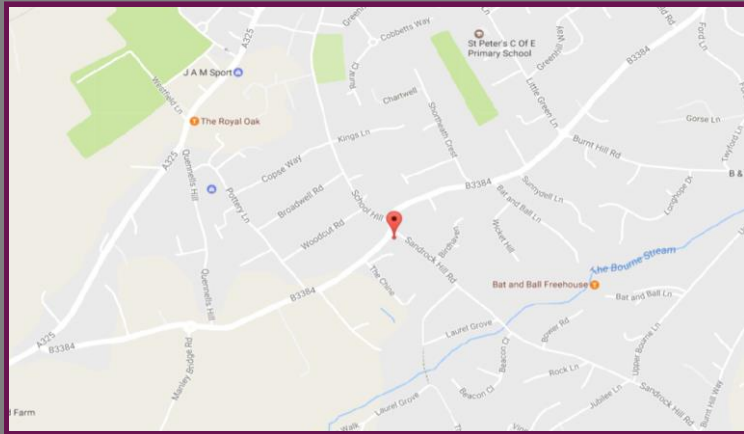


FOR ILLUSTRATIVE PURPOSES ONLY  
TOTAL APPROX. FLOOR AREA 2666 SQ.FT. (247.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Location

The property is situated in a popular spot to the south side of Farnham. There are local amenities bus routes and reputable schools close by and Farnham mainline station is approximately 1.6 miles.



| Energy Efficiency Rating   |                         | Environmental Impact (CO <sub>2</sub> ) Rating |                         |
|--|-------------------------|--|-------------------------|
| Current  | Potential               | Current  | Potential               |
| <p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>   |                         |  |                         |
| <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |                         |  |                         |
|  | 66                      |  | 55                      |
| England, Scotland & Wales  | EU Directive 2002/91/EC | England, Scotland & Wales                      | 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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