



ESTATE AGENTS



Pottery Lane, Wrecclesham, Farnham, Surrey

Price Guide £750,000



# Pottery Lane, Wrecclesham, Farnham, Surrey

An exceptional four bedroom detached family home offering spacious and versatile accommodation with a wonderful contemporary finish.

To the ground floor the spacious entrance hall has wood flooring and a bespoke wooden and glass stair case to the first floor. This then leads through to the study/bedroom five, family room, cloakroom, utility room and drawing room. The impressive dual aspect drawing room has double glazed doors to the rear garden and leads onto the 24ft dual aspect kitchen/breakfast room. This fabulous room has a comprehensive range of cupboard and drawer units, and a range cooker and an American style fridge/freezer are also included. The kitchen has inset spot lights, ceramic tiled flooring, a breakfast bar and double glazed door to the garden.

On the first floor the light and airy landing leads to all the four double bedrooms and three piece family bathroom suite. The impressive dual aspect master bedroom has double glazed French doors leading to a Juliet balcony with views onto the garden. The master bedroom also has built in wardrobes and an en suite bathroom.

Outside the garden has a decked area and a brick block paved patio with sweeping path to the gated shingle driveway where the car port and home office can be found. Above the car port there is useful loft storage which has a pull down ladder, light and power. The remainder of the garden is laid to lawn.

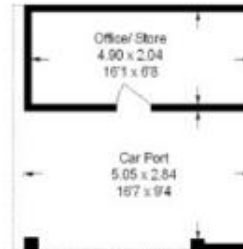
- Four bedrooms
- Spacious hallway
- Cloakroom
- Drawing room
- Dining room/playroom
- Study
- Kitchen/breakfast room
- Utility room
- Master bedroom with Juliet balcony
- Double glazing



# Floor Plan

## Pottery End House, Pottery Lane, Farnham, GU10 4QG

Approximate Gross Internal Area :-  
156 sq m / 1679 sq ft  
Outbuilding - 10 sq m / 106 sq ft  
Total - 166 sq m / 1787 sq ft



(Not Shown In Actual Location/Orientation)

Outbuilding



Ground Floor



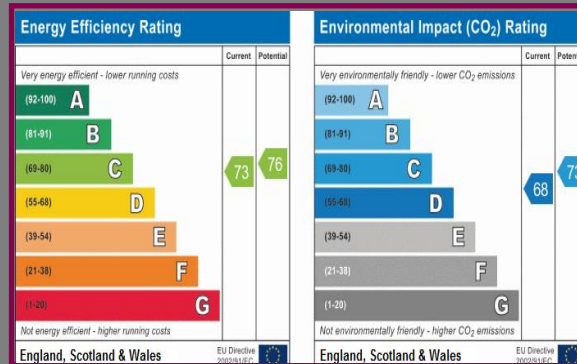
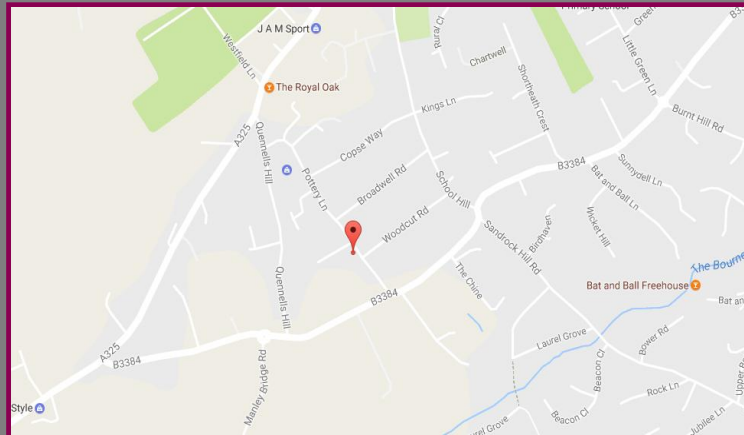
First Floor

FLOORPLANZ © 2010 01483755510 Ref 74322

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

# Location

The property is located to the South West of Farnham. There are highly regarded local schools, amenities & bus routes close by & Farnham station is approximately 1.6 miles away.



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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