



WRECCLESHAM HILL FARNHAM GU10
£4,500 PER MONTH AVAILABLE NOW




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Wrecclesham Hill Farnham GU10

£4,500 Per Month
Unfurnished

 **5 Bedrooms**
 **2 Bathrooms**
 **2 Receptions**

Features

- Five Bedrooms, - Kitchen/Diner, - Family Bathroom, - En-Suite Bathroom, - Garden, - Off Street Parking, - Council Tax Band G

Council Tax

Council Tax Band G

Hamptons

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{ A FANTASTIC FIVE BEDROOM HOUSE IN WRECCLESHAM

The Property

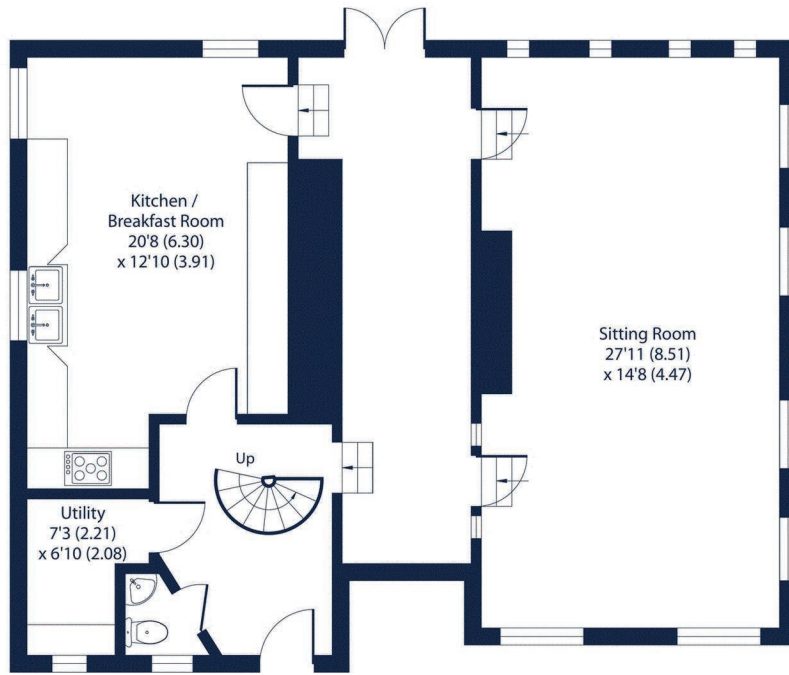
This spacious five-bedroom architect designed home in the desirable area of Wrecclesham offers an ideal blend of comfort and convenience for families or professionals. The Granary features a welcoming entrance hall that leads to a generously sized living room with far reaching views across the garden and local countryside, creating a warm and inviting atmosphere. The bespoke fitted kitchen is fully equipped with high-quality appliances and plenty of storage, seamlessly connecting to a dining area perfect for entertaining. Each of the five bedrooms is well-proportioned, offering flexibility for use as guest rooms, home offices, or playrooms. The principle bedroom includes an en-suite bathroom, providing a private retreat for relaxation. The additional family bathroom is tastefully designed with contemporary fixtures. Outside, the property boasts a well-maintained garden, ideal for outdoor activities and alfresco dining. There is also off-street parking available for 2-3 vehicles. Situated in a quiet, residential neighbourhood, this home is within easy reach of local amenities, schools, and transport links, making it a superb choice for those seeking a balanced lifestyle in the heart of Wrecclesham.



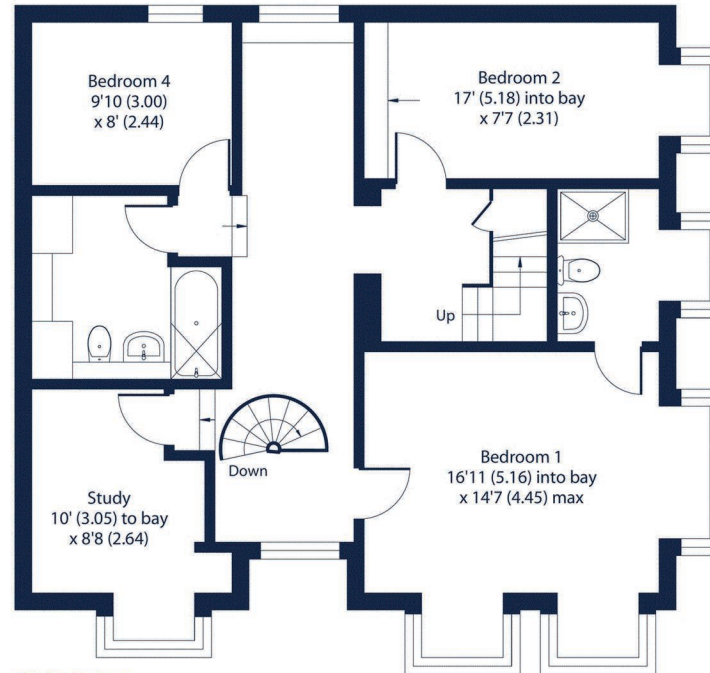
Wreclesham Hill, Wreclesham, Farnham, GU10

Approximate Area = 2221 sq ft / 206.3 sq m

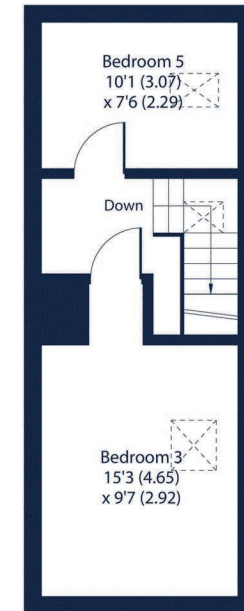
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hamptons. REF: 1161815

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

| Energy Efficiency Rating | | |
|--------------------------|---------|-----------|
| Band | Current | Potential |
| A | | |
| B | | |
| C | | |
| D | | |
| E | 62 | 72 |
| F | | |
| G | | |

EU Directive 2002/91/EC
England & Wales

