



WRECCLESHAM HILL FARNHAM GU10
£3,650 PER MONTH AVAILABLE 23/08/2024



Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Wrecclesham Hill Farnham GU10

£3,650 Per Month
Unfurnished

 **3 Bedrooms**
 **3 Bathrooms**
 **1 Reception**

Features

- NEW HOME, - 3 BEDROOMS, -
DETACHED BARN CONVERSION, - 3
BATHROOMS, - OPEN PLAN
KITCHEN/RECEPTION, - OFF-STREET
PARKING

Council Tax

Council Tax Band F

Hamptons

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{ A STUNNING BARN CONVERSION COURTYARD DEVELOPMENT CLOSE TO FARNHAM

The Property

A simply superb 3 bedroom barn conversion that has now been completed to a wonderful high specification throughout designed by award winning architects BWP. The barn is presented in a contemporary style throughout of excellent quality and boasts some lovely rooms with a mixture of traditional oak framed windows and white washed walls which give so much character in this charming barn. The rooms are swathed in natural light and the majority look into the centre courtyard. An entrance hallway flows through to the beautifully presented open plan kitchen/reception area. The ground floor features two bedrooms, including the principal bedroom with stunning contemporary en-suite shower room., dual sinks, and access to a small patio area. There is a family bathroom with separate bath and shower, and downstairs WC. To the first floor is Bedroom 3, which benefits from an en-suite WC and views across the courtyard below.

Outside

Outside in the gated courtyard this barn has 2 car parking spaces and has visitors parking outside the courtyard. There is a large sun terrace with excellent outside lighting ideal for seating, entertaining and al fresco dining. All the plants, hedges and trees are served by a remote irrigation system which is discretely fitted at the base of all the planting and is controlled by blue tooth module via a mobile phone or tablet.

Location

This lovely home is situated in a popular residential area on the south west fringes of Farnham in an established

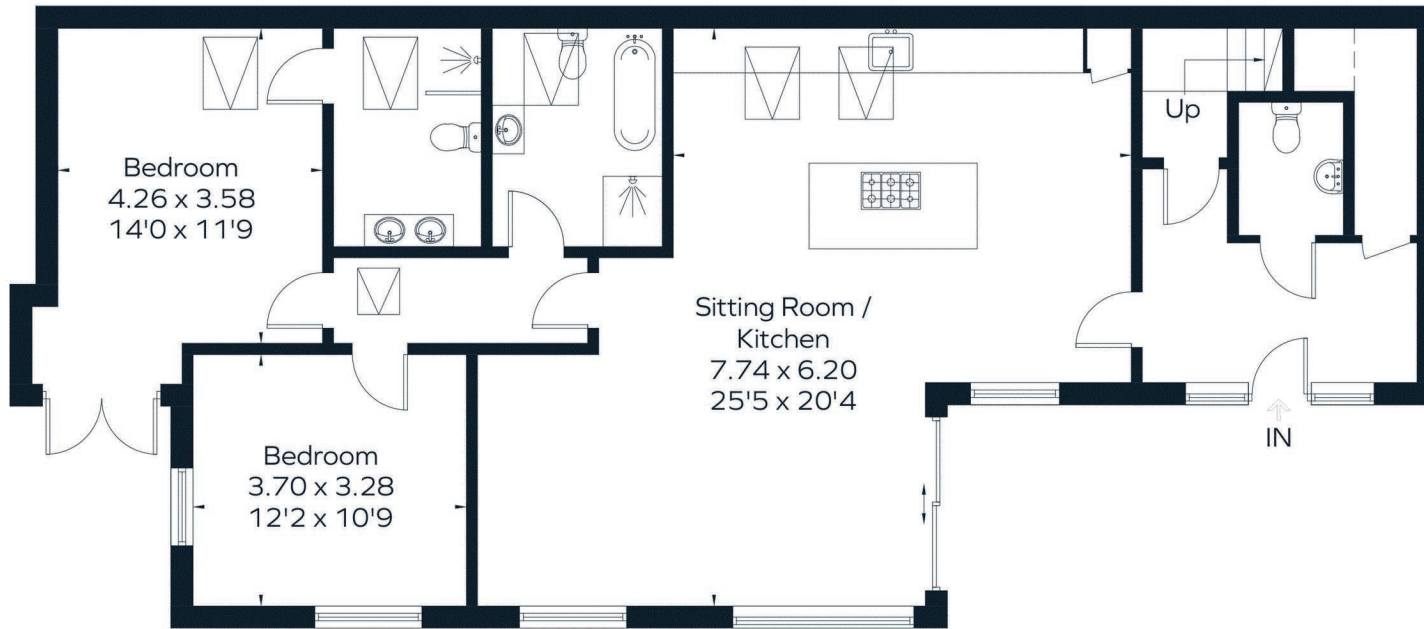
residential area. The barn is well served with schools for all age groups and is close to the highly regarded Weydon Secondary School. The centre of Farnham offers a comprehensive range of shops, pubs and restaurants as well as a mainline station to Waterloo within the hour. There are also good leisure and cultural facilities within the town. The surrounding area boasts many miles of open countryside with wonderful walks at Alice Holt Forest and Bourne Woods and there is golf at Farnham, Hankley and Hindhead. Farnham is well placed for the commuter with excellent road links from the A31 to the A331 and M3 and the A3, linking London and the south coast.



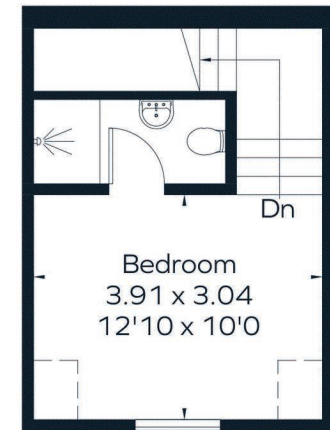
Approximate Area = 140.5 sq m / 1512 sq ft
 Including Limited Use Area (2.5 sq m / 27 sq ft)



= Reduced head height below 1.5m



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 822571

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.

