



89 St. Peters Gardens, Wrecclesham

Farnham GU10 4QZ

Guide Price £525,000

ANDREW LODGE

estate agents



89 St. Peters Gardens

Wrecclesham, Farnham

A well presented 3 bedroom end-of-terrace family home set convenient to all amenities.

- Open-plan dual-aspect kitchen/dining area
- Separate living room with garden access
- Principal bedroom with fitted wardrobes
- En suite shower room
- 2 further bedrooms
- Family bathroom with fitted bath
- Driveway parking
- Enclosed rear garden
- Outbuilding with power and light
- Flexible accommodation ideal for modern family living
- Close proximity to Weydon Secondary School

A 3 bedroom end-of-terrace family home offering well-proportioned accommodation, excellent natural light and a practical layout designed for modern family living situated within a popular residential setting in Wrecclesham. The property is conveniently positioned within close proximity of Weydon Secondary School, making it particularly appealing to families.



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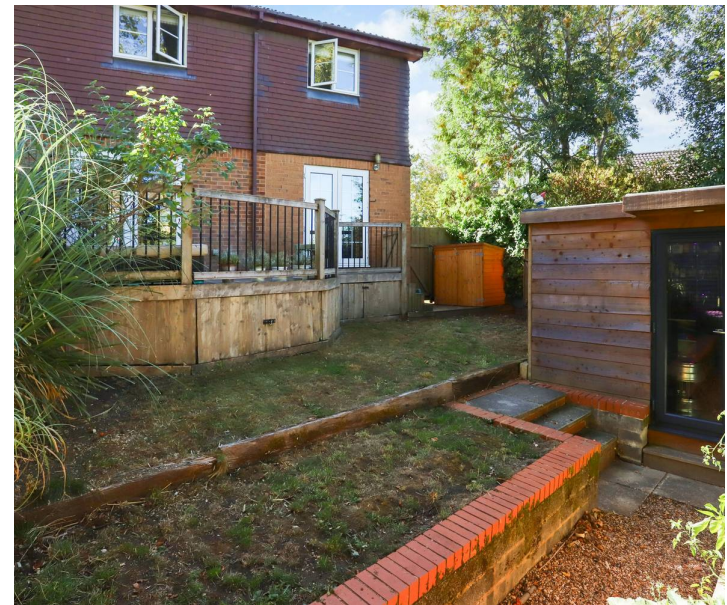
The ground floor provides a welcoming and versatile living environment, centred around an impressive open-plan kitchen and dining space. With a dual-aspect outlook, the room enjoys plenty of natural light and features a fitted kitchen with a useful breakfast bar and a range of integrated appliances. Double doors open directly onto the rear garden, creating a natural connection between the indoor and outdoor spaces and making the area ideal for entertaining.

A separate living room provides a more relaxed and comfortable space, with doors also leading directly onto the rear garden. This flexible arrangement allows the main living areas to work equally well for everyday family life or when entertaining guests.

Upstairs, the principal bedroom enjoys a pleasant rear aspect and benefits from fitted wardrobes and a private en suite shower room. The second bedroom is a good-sized double with fitted wardrobe, while the third bedroom provides a versatile additional room suitable for a child's bedroom, guest accommodation or home office.

Completing the first floor is the family bathroom, fitted with a bath and providing a practical space for the household.

Outside, the property benefits from driveway parking to the front, while the enclosed rear garden provides a private outdoor space for relaxing and entertaining. The garden also features an outbuilding with both power and light, offering excellent potential for use as a home office, workshop, hobby room or additional storage.





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General: Services - Mains water, electricity and drainage. Gas heating. Double glazed windows. / Local Authority - Waverley B. C., The Burys, Godalming GU7 1HR 01483 523333 / Council Tax - Band D with an annual charge for the year ending 31.03.27 of £2,602.91. / EPC - C / Mobile signal available. Superfast broadband. / Edgefield Estate Management £250 annual service charge for the communal areas. / EV charger fitted. 1 parking space on driveway and 1 visitor spot.

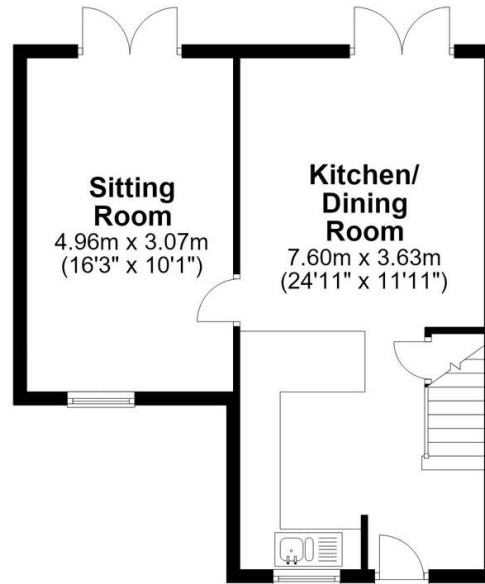
Situation: The property is situated within a short distance of Wrecclesham village with local amenities including a village store, public houses, church, school and recreation ground. The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafés and an excellent choice of restaurants including Bill's, Côte Brasserie, Pizza Express and Zizzi. There is a Waitrose, Sainsbury's, Leisure Centre, David Lloyd Club, local Rugby, Football and Tennis clubs, and Farnham's historic deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking, cycling and dog walking. There is an excellent choice of both state and private schools, including the highly regarded South Farnham school, Weydon secondary (Academy) school, Edgeborough and Frensham Heights. Communications are first class with the A31/A3 providing links to London and the south coast. The A331 Blackwater Valley road links Farnham with the M3, M25 and Heathrow.



St Peters Gardens, Wrecclesham, Farnham, GU10 4QZ

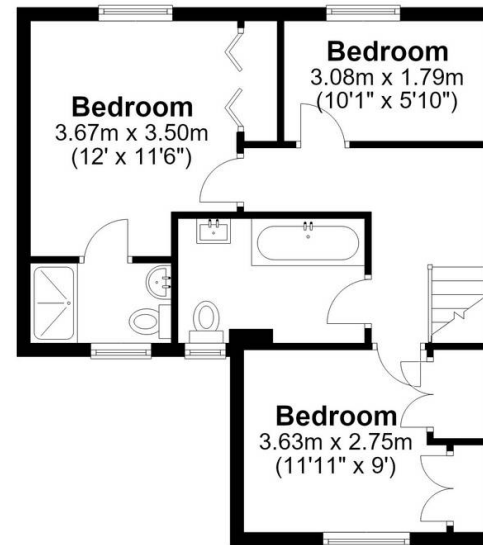
Ground Floor

Approx. 43.3 sq. metres (465.6 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.8 sq. feet)



(Not in position)



House area: approx. 86.1 sq. metres (926.8 sq. feet)

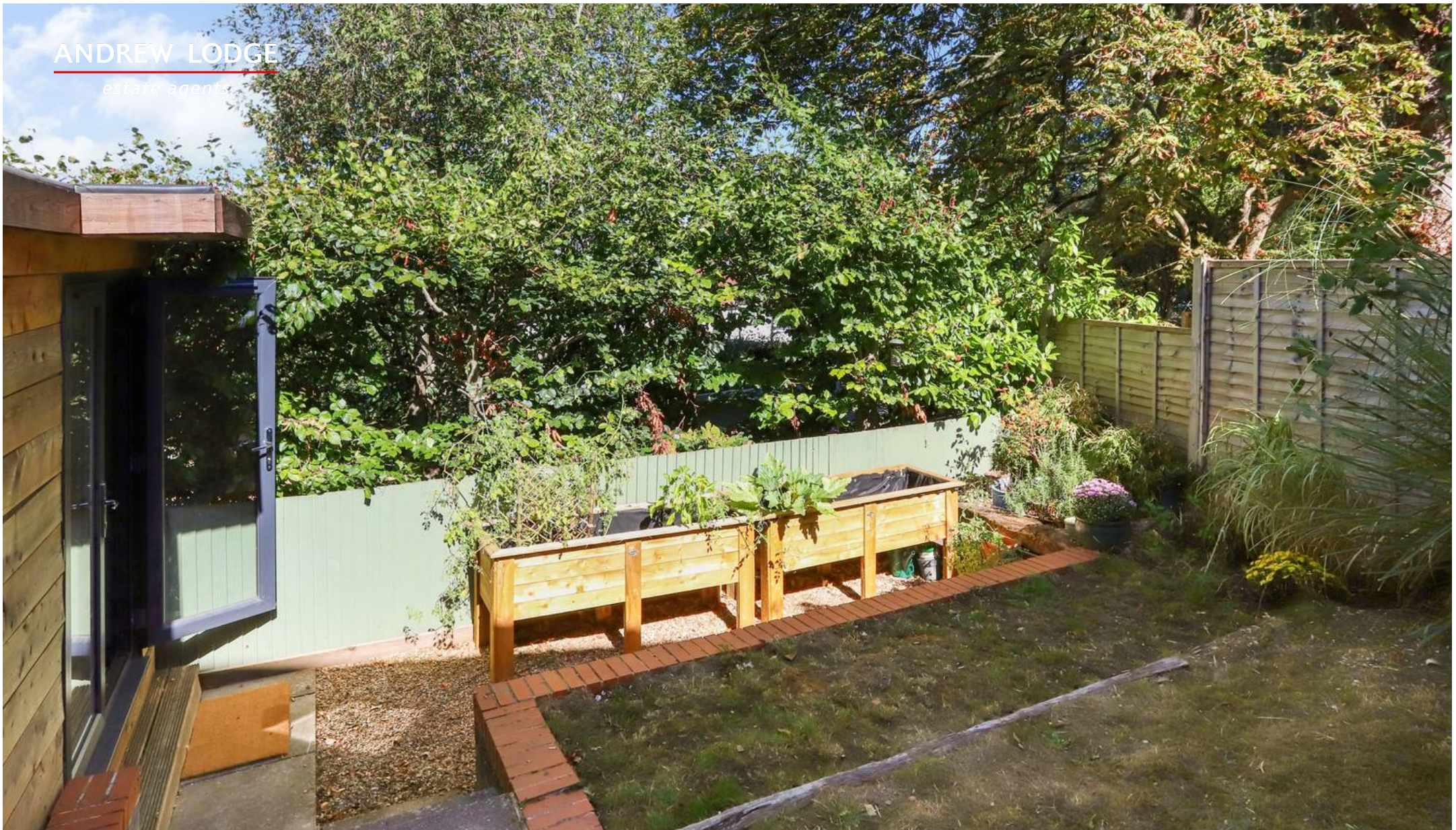
Outbuilding area: approx. 7.3 sq. metres (78.6 sq. feet)

Total area: approx. 93.4 sq. metres (1005.4 sq. feet)

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. They are intended to give a fair description of the property but their accuracy is not guaranteed nor do they form part of any contract. All information should be verified by yourself and your professional advisors. We have not carried out a survey nor have we tested the services, appliances and specific fixtures and fittings. It must not be assumed that the property has all or any necessary planning permissions, building regulations or any other consents. Room sizes are approximate and they have been taken between internal wall surfaces and therefore include cupboards, shelves etc. Accordingly they should not be relied upon for carpets, curtains and furnishings.

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Directions: Leave Farnham via the A287 Firgrove Hill. At the traffic lights and main crossroads, turn right into Ridgway Road and continue on into Shortheath Road. At the end of Shortheath Road turn right into School Hill and towards the bottom of the hill, turn left into St Peters Gardens. Bear round to the right where number 89 is situated on the right hand side.