

Gardeners Hill Road, Wrecclesham, GU10

£900,000

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PLEASE QUOTE MR0560 - A charming four bedroom, two bathroom, 17th-century cottage combining period character (1,740 Sq.Ft) with versatile modern living, enviably situated in a private and secluded setting in a highly desirable part of Wrecclesham.

Set amidst mature private gardens, and featuring a fully connected self-contained annexe, ideal for guest accommodation, multi-generational living, home working or potential short-term rental, the property represents a rare combination of period charm, privacy, flexible accommodation and accessibility.

The property itself offers welcoming accommodation with a wealth of character appeal, beamed ceilings and original features throughout. To the ground floor there are two spacious reception rooms – one with a lovely inglenook fireplace featuring an original bread oven, the other with a log burner. The well equipped eat-in kitchen comprises a cream gas 'Aga', ceramic butler sink and further space for appliances. A separate utility provides a further butler sink and ample work space. The entrance hall provides access to a guest WC.

To the first floor, there are four well proportioned bedrooms – three doubles (one en-suite and another with feature fireplace) and a single – plus a family bathroom.

This wonderful home would be particularly well suited to family life, or buyers looking for additional independent accommodation, with the separate annexe providing an additional bedroom, open plan reception/kitchen and shower room/WC.

The attics (three to the main house) and the annexe have been fully insulated, with the benefit of an existing 25 year guarantee, and the property has a new 'Worcester' boiler for the radiators with new pumps.

The property occupies an excellent location close to the heart of Wrecclesham village, with a variety of amenities close at hand, including local pubs, shops, recreation ground and the historic Farnham Pottery.

Farnham town centre is approximately two miles away, with mainline station providing direct rail services to London Waterloo. There are also excellent road connections via the A31 and A3, providing access towards Guildford, Haslemere, Alton and London.

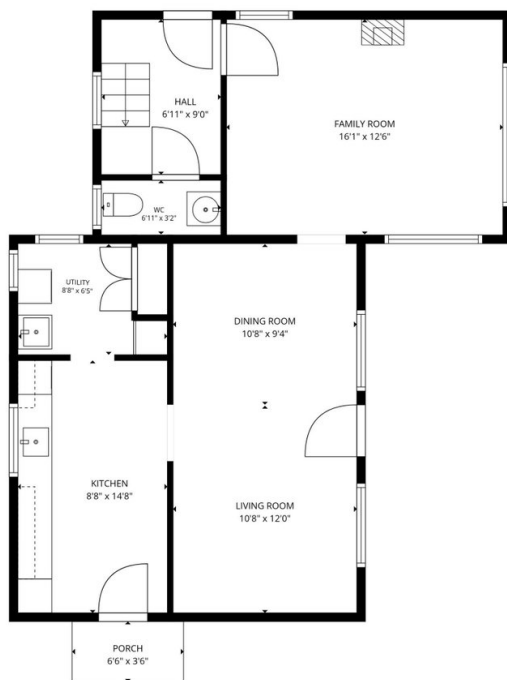
The area is well served by an outstanding choice of highly regarded local schools, including St Peter's C of E Primary, Weydon School, Highfield South Farnham, Edgeborough, Frensham Heights and More House School.

There is superb access to the surrounding countryside, with Frensham Great Pond & Common, Frensham Little Pond and Alice Holt Forest all within easy reach – a fantastic lifestyle location for walking, cycling and outdoor pursuits, with an extensive network of countryside, footpaths and bridleways nearby. There is also a delightful children's play area with zip wire within just a short walk.

Please note: To help illustrate the proportions and character of the accommodation, certain internal photographs have been digitally edited using AI-assisted technology to remove the current occupiers' furniture and personal belongings. No structural elements or permanent fixtures have intentionally been altered. The property is currently occupied and viewers will therefore see furniture and belongings during a physical inspection. Buyers should satisfy themselves as to the property's appearance, dimensions and condition through physical inspection.

Key Features

- PLEASE QUOTE MR0560
- Desirable Wrecclesham Village Location
- Self Contained One Bedroom Annexe
- Two Bath/Shower Rooms (One En-Suite)
- Off Street Parking
- Charming Four Bedroom Detached 17th Century Cottage (1,740 Sq.Ft)
- Character Appeal and Versatile Living Space
- Three Reception Areas
- Mature Private Gardens
- Easy Access Transport Links, Schools and Amenities



1st floor



2nd floor

Illustration for identification purposes only. Measurements are approximate and not to scale.

TOTAL: 1472 sq. ft

1st floor: 675 sq. ft, 2nd floor: 797 sq. ft

EXCLUDED AREAS: PORCH: 23 sq. ft, UTILITY: 47 sq. ft, LOW CEILING: 27 sq. ft, WALLS: 136 sq. ft