



**Trueman
Letting
Company**



2 Vine Lane Wrecclesham

£3,600

A deceptively spacious 5 bedroom 4 bathroom detached property with flexible living accommodation with garaging situated at the end of a quiet lane in a sought after South Farnham location. The property has been extended and totally refurbished to an exacting standard by the current owners.

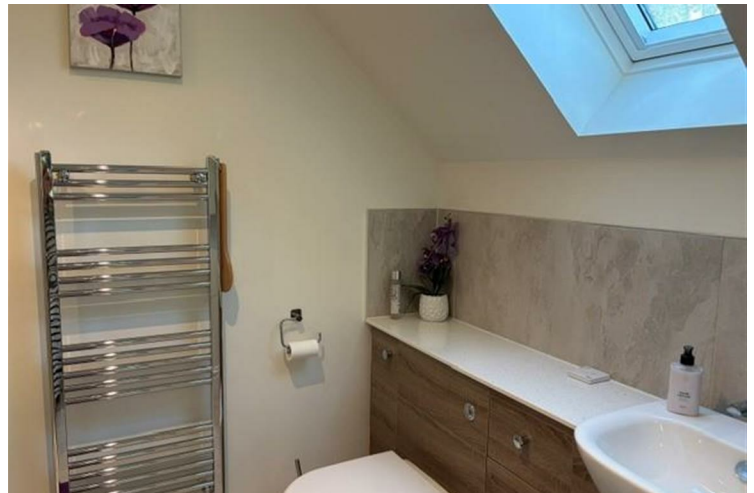
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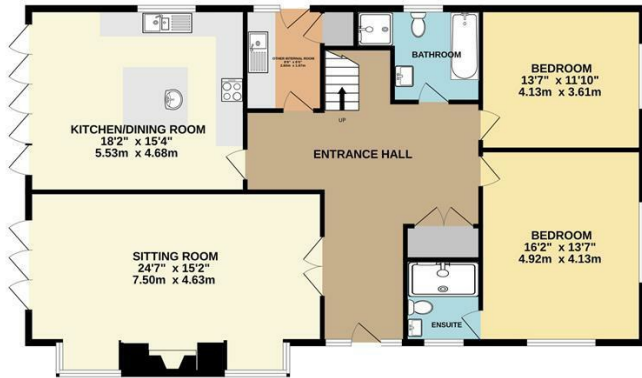
- Covered entrance porch leads into large hallway with wooden flooring, coats cupboard.
- Fabulous kitchen/breakfast room with integrated AEG appliances and induction hob
- bifold doors to garden
- Utility room housing washing machine and tumble drier and extra fridge/freezer
- Double Aspect Sitting Room with log burner - patio doors to garden



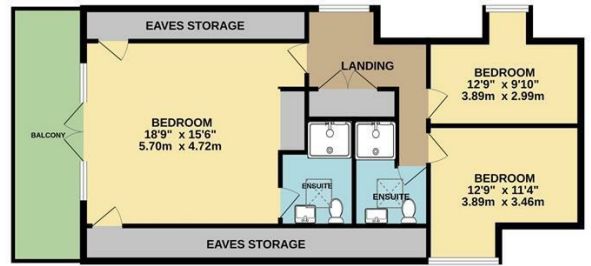
- Two Downstairs bedrooms with with en-suite shower room and bathroom with separate shower cubicle to serve bedroom 2.
- Turning Staircase to first floor landing.
- Magnificent master bedroom with vaulted ceiling and balcony, range of fitted bedroom furniture. Eaves storage space
- En-suite shower room.
- Two further bedrooms -One Double, One Single and Shower Room.
- Gardens surround the property. Separate Garage block with ample driveway parking.



GROUND FLOOR
1470 sq.ft. (136.6 sq.m.) approx.



1ST FLOOR
825 sq.ft. (76.6 sq.m.) approx.



2ND FLOOR
235 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA : 2530 sq.ft. (235.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Trueman Letting Company Lettings 01252 711227
5a Castle Street
Farnham
Surrey
GU9 7HR
lettings@tlc-farnham.co.uk
www.tlc-farnham.co.uk

