



## Attractive & characterful Grade II listed cottage

School Hill, Wrecclesham, Farnham, GU10 4PU

Freehold





Period features • Sitting Room • Dining Room • Kitchen  
• 3 Bedrooms (1 en suite) & bathroom • Home office •  
Garden • Driveway

#### Local information

5 School Hill is set in the popular residential area on the south side of Farnham in Wrecclesham. For everyday needs in Wrecclesham there is a corner shop/Post Office, Co-Op, public houses a recreation ground that caters for cricket, football and tennis clubs. Farnham town centre offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafés and an excellent choice of restaurants. 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 are a number of state and private schools in the area including St Peters Primary, South Farnham School, Weydon School, Edgeborough and Frensham Heights. Farnham mainline station provides direct trains to Guildford (from 25 minutes) and London Waterloo (from 53 minutes). The A31 provides access to the M25, M3 and the national motorway network as well as Heathrow, Gatwick and Southampton airports.

#### About this property

5 School Hill is a charming Grade II listed 16th century cottage over flowing with character in a sought after location. The property is well-presented and has period features throughout

which includes exposed beams and timber frames, lead lined windows and a quirky, characterful layout. The enclosed entrance porch leads into the kitchen which is fitted with a range of units, built in oven, gas hob and butlers sink. There is a comfortable sitting room with an impressive inglenook fire place fitted with a wood burner. Steps lead down to a dining room with a door to the garden and has fitted cabinetry and a wine cooler. An additional room on the ground floor provides room for a third bedroom, study and playroom. On the first floor the principal bedroom with en suite bathroom which is a characterful room with exposed timber frames, pitched ceiling and built in wardrobes. There is an additional bedroom and a shower room. There is an attached store room which is insulated, has power and is used as a home office. Outside the property is approached through a set of wooden gates leading to the front and side gardens and wide gravel parking area. There are two areas of lawn and a raised vegetable/flowering bed. There is also a detached outbuilding with a gardeners WC.

Services: All mains

#### Tenure

Freehold

#### Local Authority

Waverley Borough Council

EPC rating = NA







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**Gross internal area (approx)** 1099 sq ft / 102.1 sq m

**Outbuildings** 40 sq ft / 1139 sq ft / 105.8 sq m

**Total** 1139 sq ft/ 105.8 sq m

**Savills Farnham**

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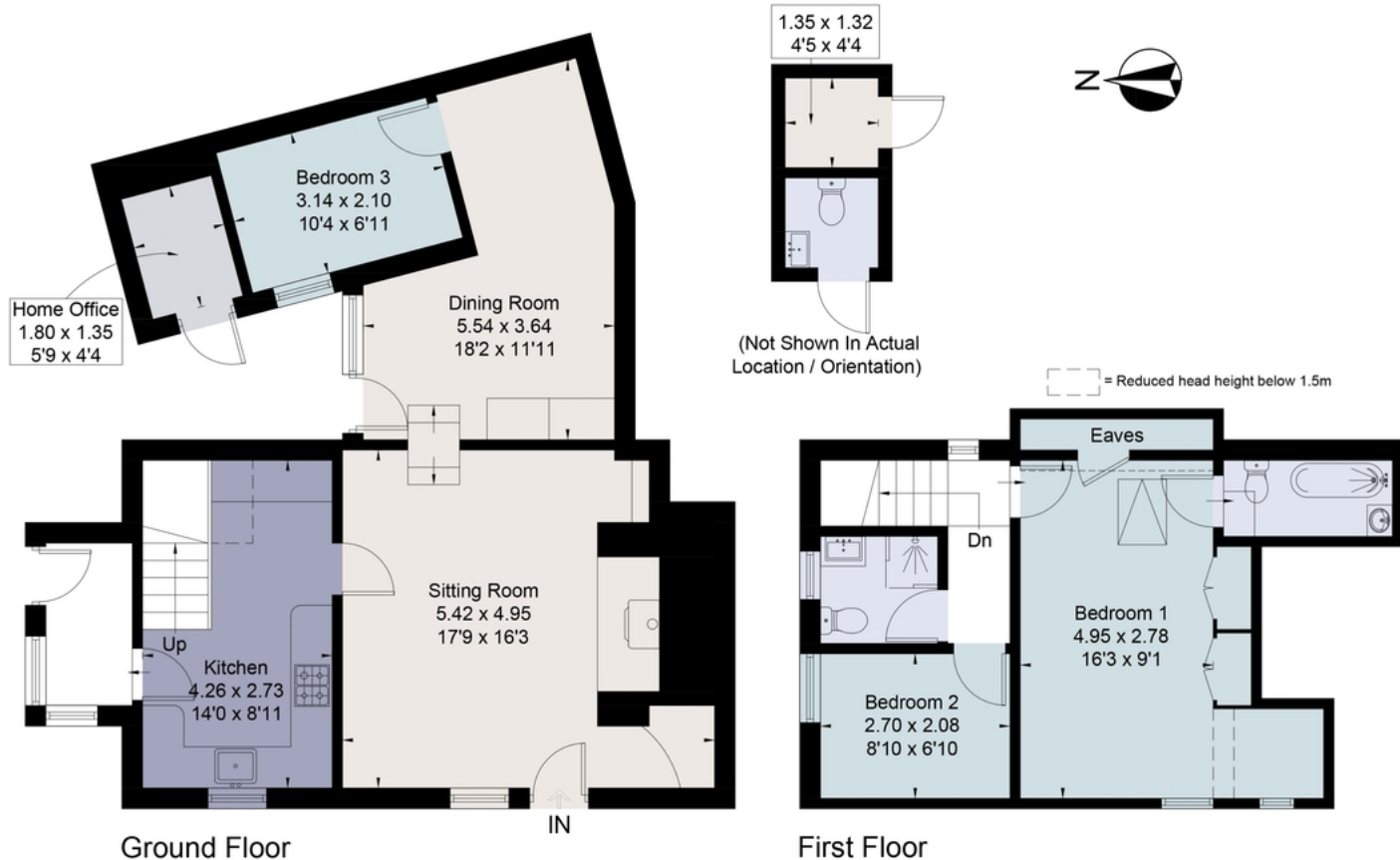


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