

# Superb newly completed four bedroom home in south Farnham

Sandrock Hill Road, Wrecclesham, Farnham, GU10 4NS



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Guide Price £1,390,000

savills





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## About this property

Located in a sought after area of south Farnham, this superb four bedroom home has been extended and comprehensively renovated to a high specification throughout, providing spacious accommodation of over 2,300 sq ft in a secluded location.

The property has been thoughtfully designed, combining an attractive traditional style exterior with modern touches and convenience. A beautiful oak framed porch has been added at front of the property, which features elevations of brick and wood-style cladding with heritage casement windows in a soft complementary palette of colours.

The property is entered via an entrance hall and luxury oak-style flooring that flows through most of the ground floor. A study at the front of the house has views out to the front garden. A fantastic open plan kitchen/sitting/dining room, spans the rear of the house, with plenty of natural light from contemporary Crittall-style doors and windows providing views over and access to the rear terrace and garden. A modern shaker kitchen has a kitchen island with seating and a Butler sink with boiling water tap, and integrated appliances including a gas range and an American-style fridge freezer. There is plenty of space for seating and a dining table. Off this area is a separate dual-aspect sitting room that is accessed via



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Off the kitchen is a useful utility room, with storage, a sink and space for a washer and dryer. A separate boot room has an external door and leads to a downstairs cloakroom. The ground floor has underfloor heating throughout.

Upstairs, there are four double bedrooms, two of which have en suite shower rooms, and two that are served by a well-appointed family bathroom with a bath and separate shower. All the bathrooms are stylishly presented, mixing of beautiful encaustic tiles and Crittall shower screens with more traditional brassware and shaker panelling.

Outside, the property has been newly landscaped with a mix of hedging, timber sleepers and smart black railings. The gravelled driveway has parking for several cars and there is side access to the rear garden and boot room door, perfect for returning from country walks. The rear garden is fenced and has a wide terrace with porcelain tiles, leading to a good-sized lawn, surrounded by hornbeam hedging and mature trees.

The property also benefits from data cabling and



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## Plans

Approx. gross internal floor area

2,331 sq ft

**Sandrock**  
Gross internal area (approx.)  
Total = 217 sq.m (2331 sq.ft)  
For Identification Only. Not To Scale.  
© www.skyshotglobal.com



Ground Floor



First Floor

## Local Area

The property is located in a popular area with footpaths winding through the Bourne Valley to local pubs and parks. Local shops can be found on The Ridgway and in Wrecclesham and Rowledge, which have public houses and recreation grounds hosting cricket, football and tennis clubs. The Georgian market town of Farnham (2 miles) offers a variety of shopping, supermarkets and an excellent choice of pubs and restaurants on the picturesque Castle Street and Lion and Lamb Yard. Recreational facilities include a Reel Cinema, a leisure centre and David Lloyd. Farnham hosts events throughout the year. The A31 and A3 provide swift access to the national motorway network and Heathrow, Gatwick and Southampton airports. Farnham station provides trains to London Waterloo from 53 minutes. Schools in the area include Rowledge Primary, St Peter's Primary, Weydon, Edgeborough and Frensham Heights. Farnham has wonderful countryside including Farnham Park, Alice Holt Forest, Frensham Common and Frensham Great Pond providing excellent opportunities for walking, cycling and riding.

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## Key Information

### Local Authority

Waverley Borough Council

### Council Tax

Band = C

### Tenure

Freehold

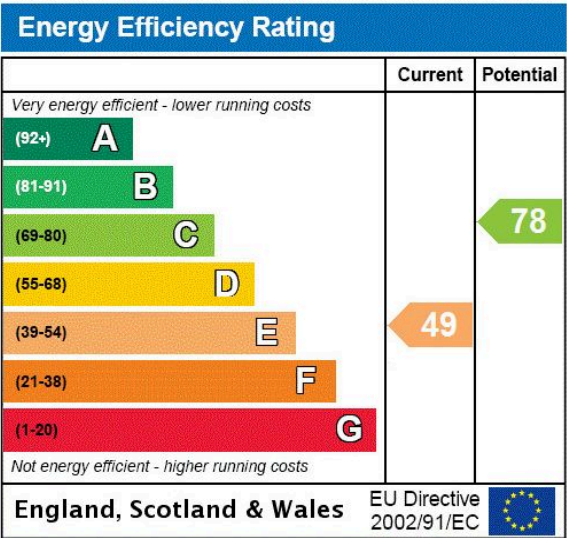
### Services & Additional Information

All mains services

### EPC

EPC Rating = C

PROPERTY



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## Enquire

**Talk to an agent**

**Quinton Hutton**

Farnham

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quinton.hutton@savills.com

## More Information



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