



9 Gardenia Drive, Wrecclesham, Farnham, Surrey. GU10 4BL.  
Guide Price £750,000

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## Description

A deceptively spacious and immaculately presented detached home. Built in 2019, the property is situated on a small development within a short distance of both Rowledge and Wrecclesham village centres. The beautiful 600 acre Alice Holt Forest is moments away, with trails offering a tranquil setting for walking, running, cycling, horse riding and the popular Go Ape. The outstanding Weydon School is only 1 mile away and Farnham's elegant Georgian town centre and mainline station are both within a short drive.

Having been well maintained by the current owner, this lovely home is ready to move into and would suit families of all ages. The accommodation includes a large lounge/dining room, fully fitted kitchen/breakfast room, handy family room/home office and a cloakroom/w.c. On the first floor are four generous bedrooms, a family bathroom and an en-suite shower room. The attractive rear garden is made up of patio, lawn and shingle areas and enjoys a westerly aspect. To the side of the house is a driveway providing off road parking which leads to a single garage. As with most modern developments, there is a service charge, which is currently £250 per annum.



## Directions

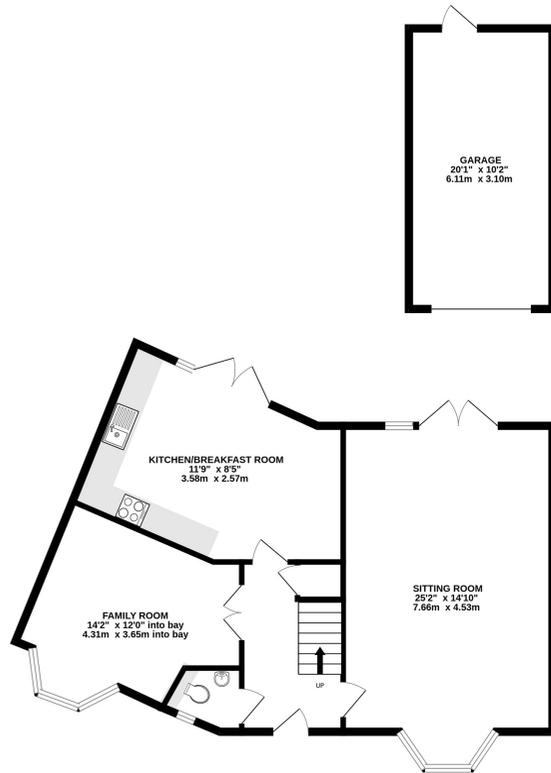
GU10 4BL Turn into Gardenia Drive and the house will be found on your left, just after the turning to Juniper Close

## Local Authority

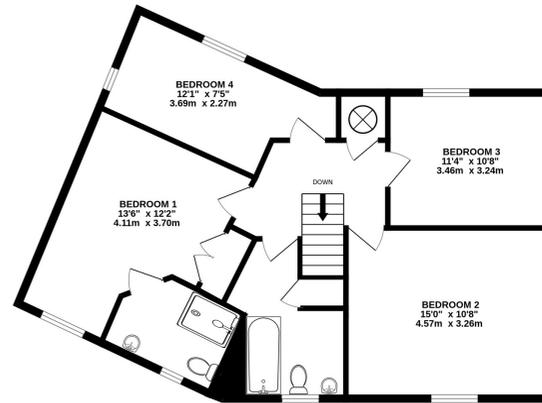
Waverley  
Band G



GROUND FLOOR



1ST FLOOR



SQFT NOT INC. GARAGE

TOTAL FLOOR AREA : 1622sq.ft. (150.7 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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>	85	93
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Disclaimer: For clarification we wish to inform prospective purchasers/tenants that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.

