



4 Thistledown Close, Wrecclesham, Farnham, Surrey. GU10 4AG.
Guide Price £550,000



Description

Nestled at the end of a peaceful cul-de-sac in the sought-after Thistledown Close, this beautifully extended modern home offers the perfect blend of space, style, and convenience. Just ¾ mile from the highly regarded Weydon School and within walking distance of local shops, the property is ideally located on the favoured south side of Farnham. The elegant Georgian town centre, mainline station, and the stunning Alice Holt Forest are all just a short drive away, making this an enviable spot for families and professionals alike.

Originally built by the esteemed developers Arcadia in 2010, the home has been thoughtfully extended and upgraded by its current and past owners to create an impressive open-plan living space, ideal for modern family life. The welcoming entrance hall leads to a versatile study or fourth bedroom, complete with bespoke fitted bookcases—perfect for home working or guest accommodation. A spacious lounge with a charming log burner flows seamlessly into a light-filled dining and family area, with large Velux windows and bi folding doors opening to the rear garden. This exceptional space continues into a sleek, contemporary kitchen fitted with high-quality units, granite countertops, a breakfast bar, and integrated appliances—perfect for entertaining or relaxed everyday living.

Upstairs, three generously proportioned double bedrooms all benefit from fitted wardrobes, while the principal suite enjoys the luxury of a stylish en-suite shower room. A modern family bathroom serves the remaining bedrooms with a panel-enclosed bath, overhead shower, basin, and w.c.

Set on a desirable corner plot, the property enjoys far-reaching views and a private, mainly lawned rear garden with gated side access.

Residents also benefit from a communal play area, allocated parking, and additional visitor spaces.

This is a rare opportunity to secure a spacious, turn-key family home in one of Farnham's most desirable neighbourhoods.

Material information - Superfast broadband available and good mobile signal likely outside with all providers. The property has had the foundations re-strengthened due to slight movement to rear extension caused by insufficient depth of foundations and a softer layer of ground beneath which should have been excavated. Ground stabilised through resin injection to a depth of over 2m, enhancing the soil's load bearing capacity. Minor external structural cracking repaired and balance of a 25 yr guarantee from 18th February 2025. Property located on a private estate and typical yearly service charge of between £400-£600 pa depending on what works the residents agree needs to be done. Located in a Conservation area.

Directions

SAT NAV - GU10 4AG

Local Authority

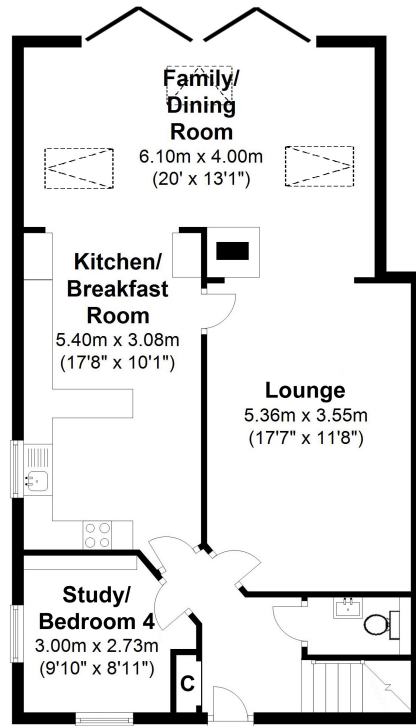
Waverley
Band E



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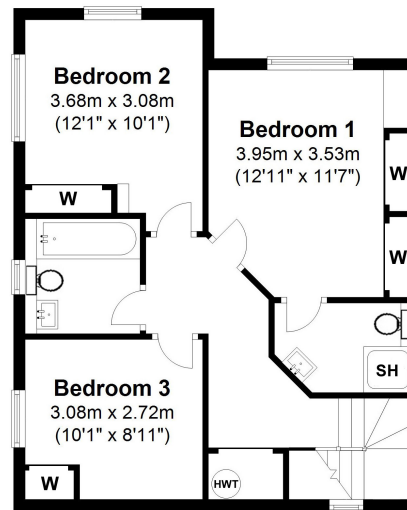
Ground Floor

Approx. 75.2 sq. metres (809.0 sq. feet)



First Floor

Approx. 52.7 sq. metres (567.0 sq. feet)



Total area: approx. 127.8 sq. metres (1376.0 sq. feet)

This plan is for layout guidance only.
Measurements are for general guidance
only and must not be relied upon

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	76	87
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, Scotland & Wales		EU Directive 2002/91/EC

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