



Viners Mead, Wrecclsham Road, Wrecclsham, Farnham, Surrey. GU10 4PT.
Guide Price £895,000

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Description

This delightful, Grade II listed, period home is believed to date back to around the 16th century and offers over 2600 sq ft of accommodation. The house oozes character and charm with exposed wall and ceiling beams, latch doors, inglenook fireplaces and exposed floor boards. The spacious accommodation includes a large entrance hall with quarry tiled floor, cloakroom/w.c and utility/boot room. The 34' kitchen/dining room is the hub of the home with a comprehensive range of floor and wall mounted units, Rangemaster and AGA ranges, large walk in pantry, large dining area. The generous living room features a magnificent fireplace, while the family room and study offer further reception space. To the rear of the house is a stunning summer room with vaulted ceiling and 2 skylight windows, as well as glazed doors, which let light flood into this unique space which overlooks the rear garden.



On the first floor are 5 double bedrooms, all with fitted wardrobes. The master bedroom has a feature fireplace and en-suite bathroom. The other bedrooms are served by a bathroom and shower room, both of which have been re-fitted in a contemporary style. To the rear of the house is a delightful walled garden with lawn and patio areas and a selection of shrubs and trees. A gate provides rear access and leads to the double garage which you can park a further two cars in front of. The house is located in a conservation area, it benefits from gas central heating and the water supply is metered. Ultrafast broadband is available in the area, as is mobile signal but Three users should make their own on-site checks.



The property is well situated for access to local schools and shops, and Farnham's town centre and mainline station are both within 1.5 miles. Easy access to the A31 leads you on to the wider road network including the M3 and A3.

Directions

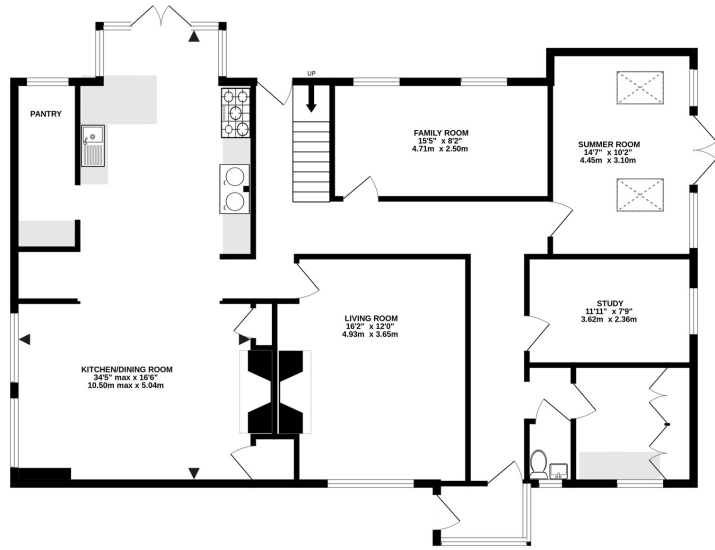
Sat Nav Ref: GU10 4PT

Local Authority

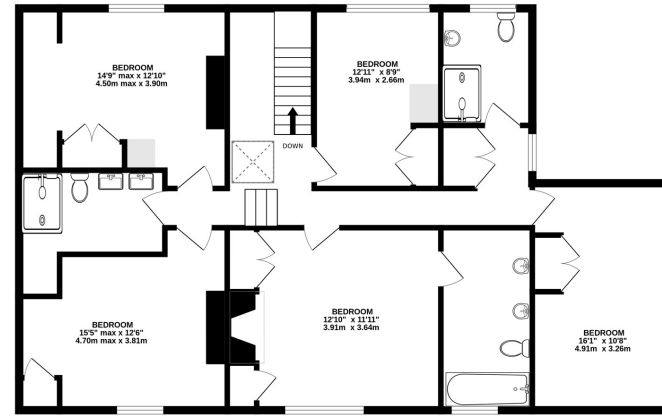
Waverley

Band G

GROUND FLOOR
1437 sq.ft. (133.5 sq.m.) approx.



1ST FLOOR
1185 sq.ft. (110.1 sq.m.) approx.



TOTAL FLOOR AREA : 2622 sq.ft. (243.6 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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