



2 Echo Barn Lane, Wrecclesham, Farnham, Surrey. GU10 4NP.
Guide Price £749,500

keatsfearn



Description

A delightful character cottage within walking distance of local schools and shops. The well presented accommodation includes two reception rooms with bay windows and feature fireplaces, a 20' re-fitted kitchen/breakfast room and a cloakroom/w.c. On the first floor there are three bedrooms and an attractive family bathroom with a freestanding claw leg bath. To the rear of the house there is a paved patio area and the remainder of the garden is laid to lawn with natural screening providing a good degree of seclusion. Brick paved and shingled driveway providing parking and turning for several vehicles and there is a right of access for the neighbouring property. The property features gas central heating and superfast broadband is available in the area. The oak tree to the front of the house has a TPO .



Directions

Turn into School Hill from Echo Barn Lane/Shortheath Road and the driveway will be found immediately on your left.

Local Authority

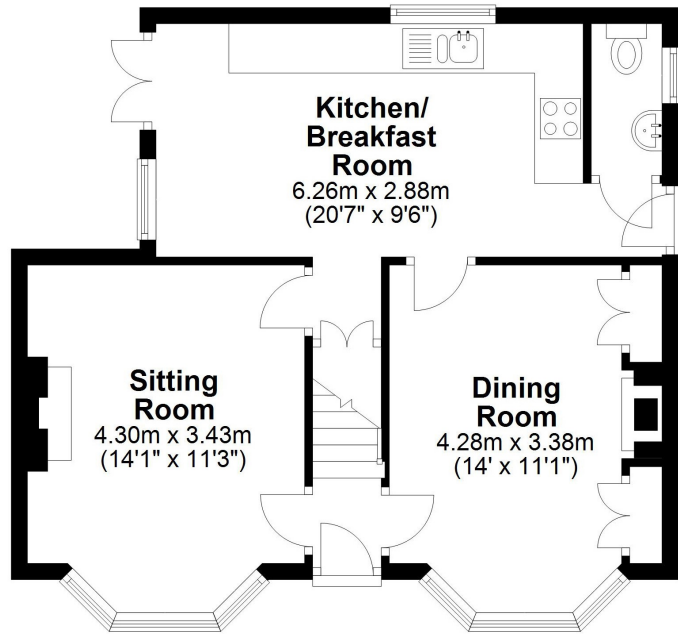
Waverley
Band F



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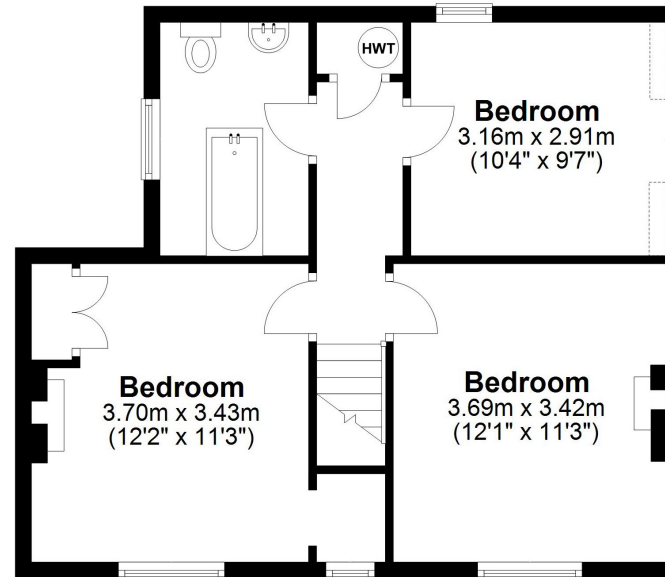
Ground Floor

Approx. 49.8 sq. metres (536.4 sq. feet)



First Floor

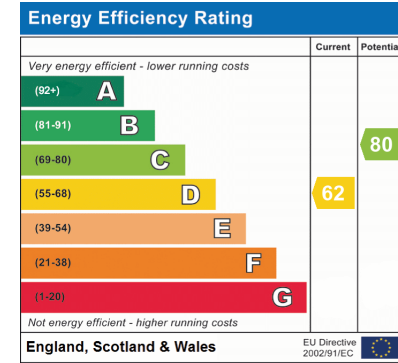
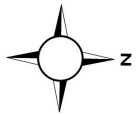
Approx. 47.7 sq. metres (513.7 sq. feet)



Total area: approx. 97.6 sq. metres (1050.1 sq. feet)

This plan is for layout guidance only.

Measurements are for general guidance
only and must not be relied upon



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