



The Street, FARNHAM, Surrey
Asking Price: £325,000

Gascoigne-Pees

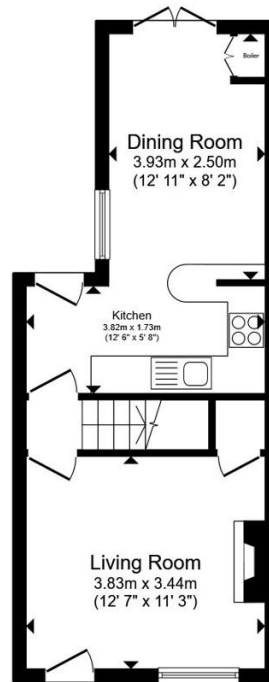




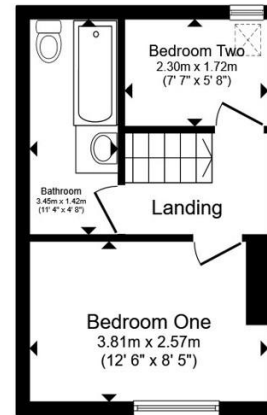


Positioned in the heart of the highly sought-after village of Wrecclesham, this charming Grade II listed two-bedroom cottage beautifully combines period character with modern-day practicality. Extended to the rear and offering approximately 612 sq ft of well-presented accommodation, the property also benefits from a private enclosed garden and the rare advantage of allocated parking, making it an ideal home for first-time buyers, downsizers, or those seeking a character property close to Farnham. The front door opens into a welcoming sitting room where a feature fireplace with wood-burning stove creates a cosy focal point, perfectly complementing the cottage's wealth of charm and character. To the rear, the fitted kitchen offers a range of white units, butchers block work surfaces, tiled splashbacks and integrated appliances, providing a practical and attractive space for everyday living. A particular highlight of the property is the impressive rear extension, which introduces a bright and versatile dining room. Featuring a vaulted ceiling and extensive glazing, this space is flooded with natural light and offers an appealing contrast to the traditional cottage interior. French doors open directly onto the garden, making it an excellent space for entertaining or relaxing with family and friends. Upstairs, the property offers two well-proportioned bedrooms, including a generous principal bedroom, while the second bedroom provides flexibility as a guest room, nursery or home office. These are served by a first-floor three piece bathroom suite. Outside, the private rear garden has been designed for ease of maintenance, with a predominantly paved layout offering a wonderful space for al fresco dining and outdoor entertaining. The benefit of allocated parking further enhances the property's appeal, a particularly valuable feature for a character home in such a central village location. The property enjoys a convenient position on The Street, within Wrecclesham's attractive conservation area and amongst a variety of historic village buildings. Everyday amenities, including local shops, cafés, pubs, recreation grounds and sports facilities, are all within easy reach, while Farnham town centre is approximately 1.5 miles away, offering an extensive range of shopping, dining and leisure facilities. Farnham railway station provides direct services to London Waterloo, and the nearby A31 offers excellent road links to Guildford, Alton and beyond. The area is also exceptionally well served by schooling, with St Peter's CofE Primary School, Weydon School and a selection of other highly regarded state and independent schools located nearby.





Ground Floor



First Floor

Total floor area 56.8 m² (612 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by www.propertybox.io

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Council Tax Band: **TBC**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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