



49 Echo Barn Lane

Wrecclesham, Farnham

**STRUTT
& PARKER**

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An outstanding four-bedroom detached house with beautiful private gardens in a coveted setting

An attractive detached family home with light, airy and flexible accommodation, as well as splendid, sunny gardens. Set in a peaceful position in sought-after Wrecclesham, backing onto open fields yet within moments of the village amenities and just two miles from bustling Farnham's town centre.



4 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



GARAGE & WORKSHOP



FAMILY GARDEN



FREEHOLD



VILLAGE



2766 SQ FT



**£975,000
GUIDE PRICE**



The property

49 Echo Barn Lane is a beautifully presented four-bedroom home, offering four versatile, inviting reception rooms and elegant, understated décor with high-quality fittings across two bright and airy floors.

The main ground-floor reception room is the generous sitting room, featuring a charming fireplace with a woodburning stove and a dual aspect, including bi-fold doors that open seamlessly onto the rear garden. Additional living spaces include a cosy family room at the front and a light-filled conservatory at the rear, offering panoramic garden views and French windows opening to the patio – perfect for relaxed entertaining. The open-plan kitchen and dining area provides ample space for family meals, with French windows leading to the garden, high-quality wooden fitted units, a breakfast bar, and integrated appliances including a double oven and gas hob with extractor hood. An adjoining utility room adds practical space for appliances and storage.

Upstairs, four beautifully appointed bedrooms await, three of which feature built-in storage and lovely views over the garden. The principal bedroom is a true retreat, with a dressing room, fitted wardrobes, a Juliet balcony, and a luxurious en suite bathroom with a bathtub, separate shower, dual washbasins, illuminated vanity mirrors, and storage. The first floor also includes a stylish family bathroom with an over-bath shower.

Outside

At the front of the property, a tarmac driveway provides ample parking and is framed by tall, established hedgerows for added privacy. An integrated double garage offers additional parking or storage, with potential for conversion, subject to the necessary consents. The south-facing rear garden enjoys a private outlook over open fields and is perfect for outdoor living. Patio areas provide ideal spaces for al fresco dining, while a lawn stretches beyond, bordered by well-stocked, mature beds filled with shrubs, hedgerows, and flowering perennials.



At the far end of the garden, a versatile workshop or garden office adds further functionality. The grounds are fully enclosed with high hedgerows and timber fencing, with mature woodland providing a tranquil backdrop and a true sense of seclusion.

Location

The property is positioned on a quiet residential road about two miles from Farnham station close to The Farnham Pottery. Nearby there is a children's playground, tennis club, two pubs, a cafe and a convenience store with post office. There is easy access to Farnham station and the town centre. The Georgian town of Farnham offers an excellent choice of pubs, bars and restaurants including Côte, Pizza Express, Brasserie Blanc, Bill's and Zizzi, along with an extensive range of high street and independent shopping, and recreational facilities. There is a broad choice of both state and private schooling with the popular Weydon Academy, Potters Gate Primary School, Frensham Heights, Edgeborough and More House nearby.

Distances

- Farnham 2.4 miles
- Guildford 12.7 miles
- London 44.2 miles

Nearby Stations

- Farnham 2.4 miles
- Bentley 3.9 miles

Key Locations

- Bourne Woods
- Frensham Ponds

Nearby Schools

- Rowledge CofE School
- Weydon Academy
- Edgeborough School
- More House School
- South Farnham Infants





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Floorplans

Main house internal area 2,200 sq ft (204 sq m)
 Garage internal area 397 sq ft (37 sq m)
 Workshop internal area 169 sq ft (16 sq m)
 Total internal area 2,766 sq ft (257) sq m)
 For identification purposes only.

Directions

GU10 4NG
 what3words: ///explain.echo.depths

General

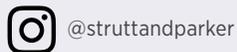
Local Authority: Waverley Borough Council
 Services: Mains electric, gas, water and drainage
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
 Council Tax: Band G
 EPC Rating: D
 Fixtures and Fittings: By separate negotiation

Farnham

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