

Millington
37 Echo Barn Lane



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A fine detached family home with five bedrooms and beautifully landscaped south-facing gardens, set in a highly sought-after position close to Farnham town centre.

Millington is an attractive detached family home set within beautifully landscaped gardens, offering five bedrooms and a flexible arrangement of living accommodation. The property enjoys a peaceful setting, with many of the principal rooms overlooking the mature south-facing gardens, creating a tranquil backdrop throughout the home.

The ground floor is entered via a porch leading to a welcoming reception hall, featuring herringbone flooring, exposed timber beams and decorative wall finishes. To the front, the study enjoys a bay window and an attractive fireplace, providing an ideal space for home working.

The well-proportioned sitting room also features a handsome fireplace and a bay window framing views across the gardens, while double doors connect to the formal dining room, which enjoys a similarly attractive outlook. A comfortable snug opens directly onto the rear terrace through double doors, and adjoins the well-appointed kitchen, fitted with a range of timber units, a walk-in pantry, space for freestanding appliances and room for a breakfast table.

The first floor is arranged around a spacious landing, leading to five well-presented double bedrooms. Two bedrooms benefit from built-in storage, while three retain fitted washbasins. The generous principal bedroom is served by an en suite bathroom with Jack-and-Jill access from the landing, while a family shower room and a separate WC complete the accommodation.

3,836 sq ft (356.4 sq m)

5 bedrooms

4 reception rooms

2 bathrooms

Double carport

Freehold | Village

Guide price £1,600,000



Outside

The property is approached via a gravel driveway leading past a front lawn bordered by mature hedging and trees to a double carport, providing sheltered parking and useful storage. The south-facing rear gardens are a particular feature, with a generous paved terrace extending across the rear and side of the house, ideal for outdoor dining and entertaining. Beyond are expansive lawns, well-stocked borders planted with established shrubs and herbaceous perennials, together with a productive vegetable garden. Mature trees and established planting provide a high degree of privacy and create an attractive, peaceful setting.

Location

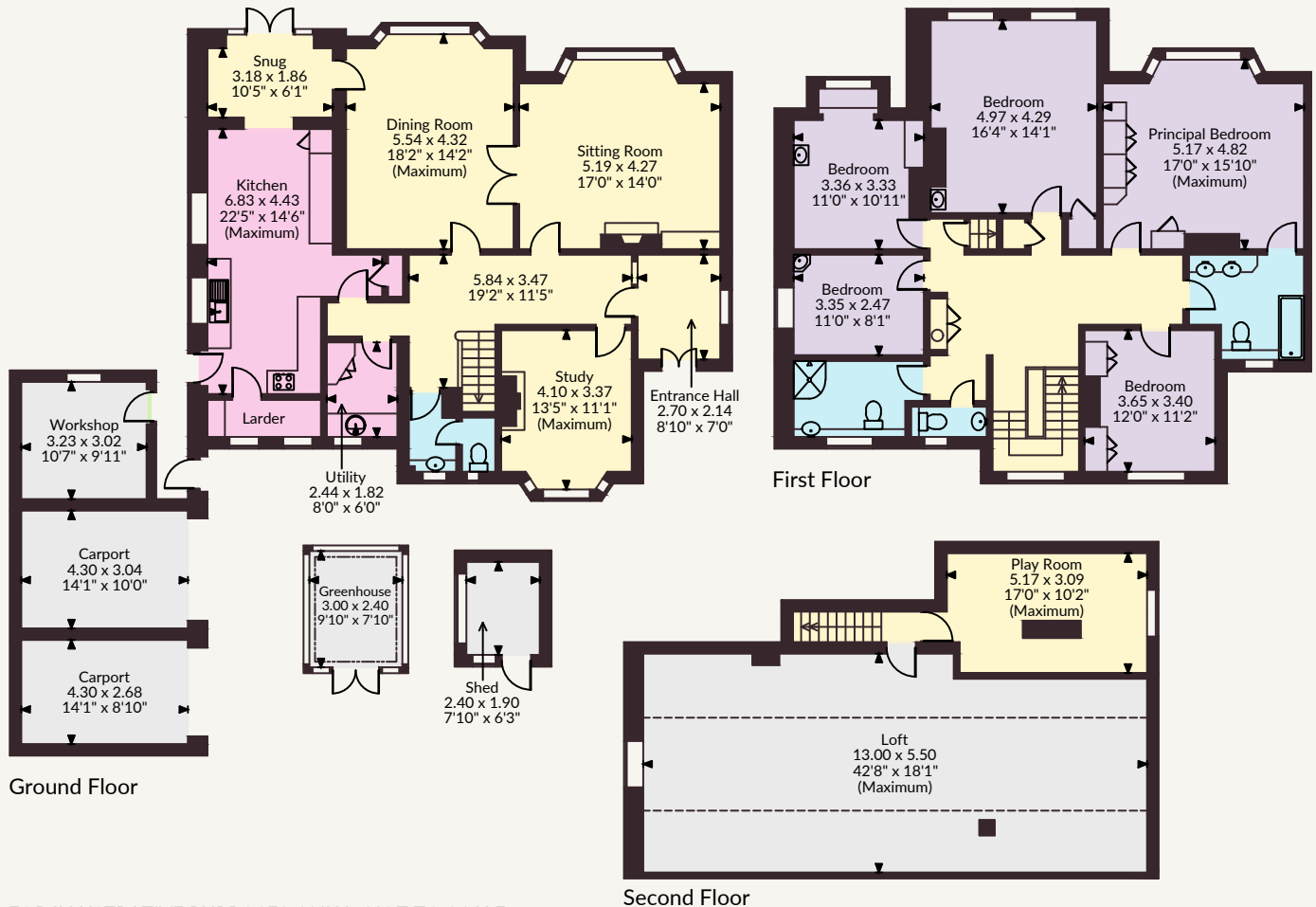
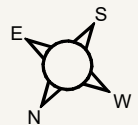
The property is positioned on a quiet residential road in sought-after Wrecclesham, about two miles from Farnham town centre and mainline station. Nearby there is a children’s playground, tennis club, two pubs, a cafe and a convenience store with post office. The Georgian town of Farnham offers an excellent choice of pubs, bars and restaurants including Côte, Pizza Express, 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, St.Peter’s School, Frensham Heights, Edgeborough and More House nearby. The area offers easy access to the surrounding countryside with a network of footpaths and bridleways. Walking, cycling, fishing and riding are available at Alice Holt Forest and Frensham Little Pond, with sailing at the Great Pond. There is a mainline station at Farnham plus good access to the A3 and M3. Heathrow, Gatwick and Southampton Airports are all accessible in under an hour.

Postcode region: GU10

General

Local Authority: Waverley Borough Council
Services: All mains services
Council Tax: Band G
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Millington Echo Barn Lane, Wrecclesham
 Main House internal area 3,315 sq ft (308 sq m)
 Carports & Workshop internal area 394 sq ft (37 sq m)
 Greenhouse & Shed internal area 127 sq ft (12 sq m)
 Total internal area 3,836 sq ft (356 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□□□ Denotes restricted head height

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