

Garden End  
Twyford Lane



Strutt  
& Parker

Land and property. Since 1885.

A beautifully presented and thoughtfully extended four-bedroom family home featuring stylish contemporary interiors, secluded gardens and a superb detached garden office.

Garden End is an attractive and tastefully modernised family home providing versatile accommodation, including a substantial home office. The interiors combine sleek contemporary style with excellent functionality for family living, while the generous proportions and thoughtfully designed layout create an appealing and flexible home.

The ground-floor accommodation flows from a welcoming reception hall with guest cloakroom. At the heart of the home is a particularly impressive open-plan kitchen and dining room, beautifully illuminated by a large glazed roof lantern and wide bi-folding doors opening directly onto the garden terrace. The kitchen is comprehensively fitted with minimalist handleless cabinetry, a striking central island with breakfast bar seating, integrated appliances and wine cooler. Flowing from this sociable space is a relaxed family room with garden access, while the generous sitting room features attractive wood flooring, an inset fireplace and bay window. A practical fitted utility room provides laundry facilities and side access.

Upstairs, the bright first floor comprises four well-proportioned bedrooms. The generous principal bedroom extends to over 20 ft and benefits from a contemporary en suite shower room. Three further bedrooms are served by a modern family bathroom with both bath and shower facilities. Accessible from the landing, an expansive boarded loft provides excellent additional storage.



**Outside**

The property is approached via a private tarmac driveway providing parking for several vehicles. To the rear, the enclosed garden enjoys a high degree of privacy, bordered by established hedging and mature trees. A generous stone-paved terrace spans the rear of the house, providing a wonderful setting for outdoor dining and entertaining. Beyond the level lawn is a bespoke detached insulated garden studio office with underfloor heating and bi-fold doors, offering an excellent space for home working, exercise or leisure, alongside a timber garden store.

**Location**

The property occupies a peaceful setting on the edge of Wrecclesham and Lower Bourne, surrounded by attractive Surrey countryside and within easy reach of Farnham and a stone's throw from the Ridgeway shops and a local vet clinic. Wrecclesham provides local amenities including pubs, a village hall and recreation ground, while Farnham offers a broad selection of independent shops, cafés, restaurants and cultural facilities, together with Farnham Castle, Farnham Park and the Farnham Maltings. The surrounding Surrey Hills, Alice Holt Forest and Frensham Ponds provide extensive opportunities for walking, cycling and outdoor recreation. The area is particularly well served by highly regarded independent and state primary and secondary schools, including Edgeborough, Frensham Heights, Barfield Prep School and Weydon Secondary, with further educational provision available in Farnham and the surrounding area. Transport connections are excellent, with Farnham station providing regular services to London Waterloo, Guildford and Alton. Road links via the A31 and A325 give convenient access to Guildford, Winchester, Farnborough and the wider motorway network, while the M3 and A3 provide connections towards London, the south coast and beyond.

Postcode region: GU10

**General**

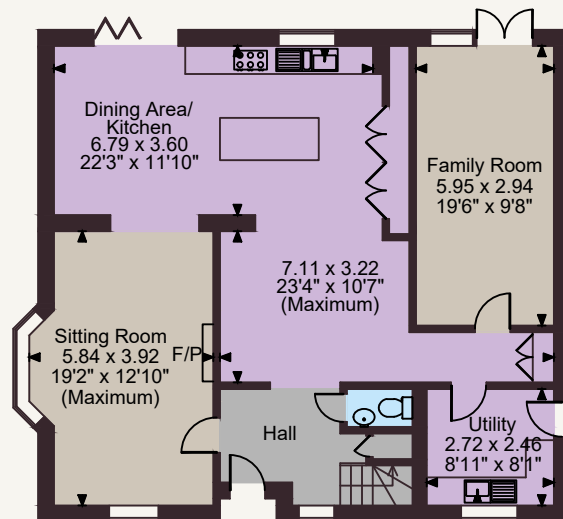
Local Authority: Waverley Borough Council  
Services: All mains services  
Council Tax: Band F  
EPC Rating: C  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,307 sq ft (214.3 sq m)  
4 bedrooms  
3 reception rooms  
2 bathrooms  
Garden Office  
Freehold | Village

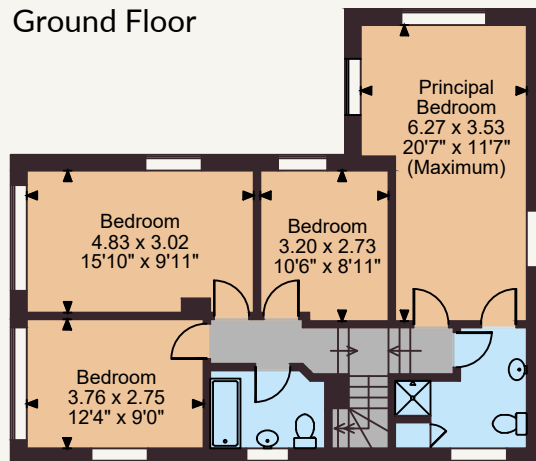
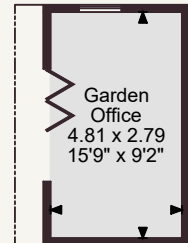
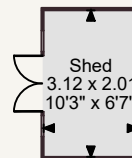
Guide price £1,300,000



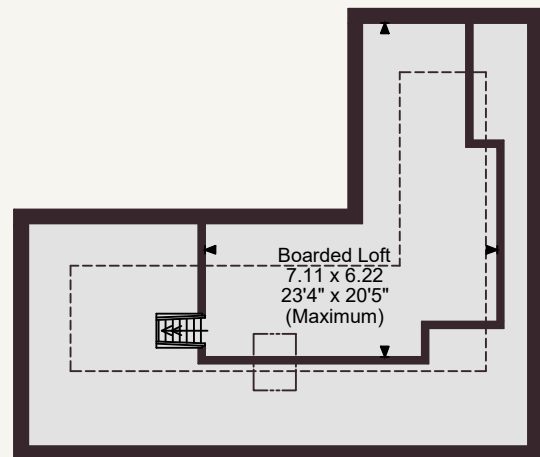
Garden End Twyford Lane, Wrecclesham, Surrey  
 Main House internal area 1,907 sq ft (177 sq m)  
 Boarded Loft internal area 188 sq ft (17 sq m)  
 Garden Office/Shed internal area 212 sq ft (20 sq m)  
 Total internal area 2,307 sq ft (214 sq m)



Ground Floor



First Floor



Attic Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

© Cotality. Unauthorised reproduction prohibited. Drawing ref. dig/8704273/MJH

## Strutt & Parker Farnham

37 Downing Street, Farnham, Surrey GU9 7PH  
 01252 821102 | farnham@struttandparker.com



@struttandparker struttandparker.com

**Strutt  
& Parker**

Land and property. Since 1885.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken September 2026. Particulars prepared September 2026.