



Wellesley Cottage

Wellesley Road, Rushmoor, Farnham

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A four-bedroom detached home with stunning gardens and development potential, in an exclusive setting

A detached chalet bungalow with outstanding potential for modernisation and further development. Set within extensive, private gardens on a sought-after residential lane in the village of Rushmoor, surrounded by the stunning countryside of Hankley Common and Frensham Country Park, yet within five miles of Farnham Town Centre.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE



0.95 ACRES



FREEHOLD



VILLAGE



1,894 SQ FT



**£1,100,000
GUIDE PRICE**



The property

Wellesley Cottage is a four-bedroom detached chalet bungalow with tremendous potential for extension and renovation. Offering a rare opportunity to acquire a property in this most sought-after location, surrounded by beautiful, protected countryside and set within generous gardens, the property is light, airy and comfortable throughout, but also provides plenty of scope for development, subject to the necessary consents.

The flexible layout currently includes two reception rooms and two bedrooms on the ground floor, though this could be reconfigured to suit the buyer's needs. The main reception room is the dual aspect sitting room, which is flooded with natural light owing to its sliding glass doors, and features a splendid copper-lined, recessed fireplace. In addition to this well-presented reception room there is a formal dining room, which adjoins the kitchen with its fitted units to base and wall level.

Also on the ground floor there is a shower room with a separate WC, and two double bedrooms, either of which could be converted into an additional reception room with ease. The larger of the two lower-level bedrooms has built-in wardrobes, while upstairs there are a further two bedrooms and a family bathroom, all of which have south-facing dormer windows. The first-floor landing, and the larger of the two upper bedrooms both have access to extensive eaves storage space.

Outside

The house is set at the centre of a generous plot with gardens to the front and rear, offering the scope to extend the footprint of the property significantly without compromising the outside space. The gravel driveway at the front provides plenty of parking space, as well as access to the detached double garage and the single garage beside the house. There are rolling lawns to both the front and rear, with the garden at the rear extending to approximately 100ft, and featuring a wealth of established shrubs,



hedgerows and trees, as well as a patio seating area and a summer house. There is an additional area beyond a line of established hedgerow towards the end of the plot, featuring a greenhouse, a vegetable garden and a shaded, peaceful woodland area.

Location

Rushmoor is a peaceful and well established residential area on the western edge of Farnham, known for its leafy streets and close knit community atmosphere. Local amenities are readily accessible in Farnham town centre, which offers a good range of shops, cafés, supermarkets, and leisure facilities.

For a broader choice of shopping and entertainment, the larger surrounding centres of Guildford and Fleet are within comfortable reach via the A31 and A325 respectively. Rushmoor benefits from excellent transport links: Farnham railway station, around 4 miles away, offers regular services towards London Waterloo and beyond.

Distances

- Farnham 5.3 miles
- Guildford 13.4 miles

Nearby Stations

- Farnham 5.3 miles
- Haslemere 6.8 miles
- Witley 8.3 miles

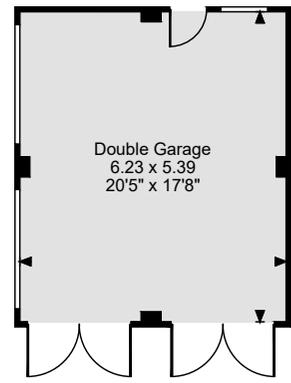
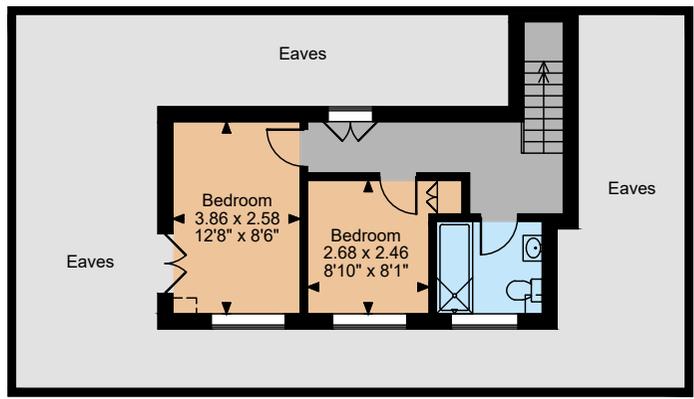
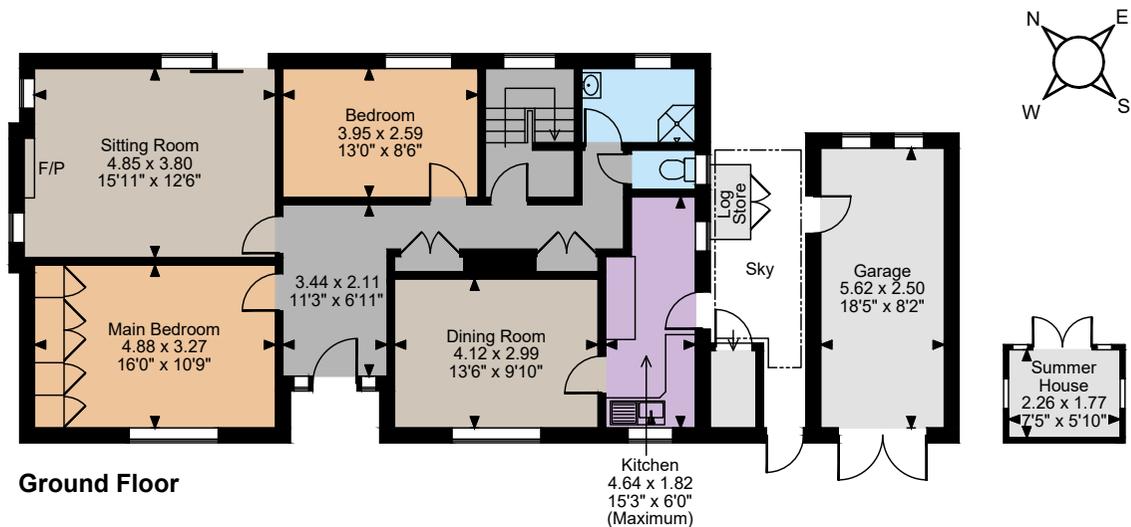
Key Locations

- Hankley Common
- Surrey Hills

Nearby Schools

- Edgeborough School
- Tilford Infant School
- Waverley Abbey Middle School
- Woolmer Hill School
- St Edmund's School





The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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Floorplans
 House internal area 1,339 sq ft (124 sq m)
 Garages internal area 512 sq ft (48 sq m)
 Summer House internal area 43 sq ft (4 sq m)
 Total internal area 1,894 sq ft (176 sq m)
 For identification purposes only.

Directions
 GU10 2EH
 what3words: ///insist.catapult.pleaser

General
 Local Authority: Waverley Borough Council
 Services: Mains electricity, 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: E
 Fixtures and Fittings: By separate negotiation

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