



**CHURCHILL**  
COUNTRY & EQUESTRIAN

## 25 Wrecclesham Hill, Farnham, GU10 4JU · Monthly Rental of £2,950 pcm

A fantastic opportunity to rent a 3-bedroom bungalow with outbuildings, a 2 ½ acre paddock and ½ an acre of gardens. The property comprises 3 double bedrooms, one with built in storage, a large and spacious living room opening through to a bright and spacious conservatory with sliding doors to the patio and garden, kitchen with range of fitted cupboards and double oven, generous utility leading to the rear gardens, cloakroom and a family bathroom with walk in shower and shelved storage. Outside is a large patio and area overlooking the paddock, with an electric awning and access to the large storeroom/workshop.

The property is entered via a large driveway with plenty of parking for multiple vehicles as well as a double garage. The open barn and yard area can be accessed through double wooden gates from the driveway or from the garden and would suit a variety of uses, either for stabling, storage, or livestock. The attractive garden is mostly laid to lawn with a vegetable garden, green houses, mature rose bushes, trees, and shrubbery. The paddock measures some 2 ½ acres and is ideal for extra garden space for large families, or as grazing land.

The property is situated in a convenient location between Rowledge village and Wrecclesham. There is an excellent choice of both state and private schools in the area, including the highly regarded South Farnham Infant School, Rowledge Primary School, Weydon Secondary School, Frensham Heights and Edgeborough. The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafes and an excellent choice of restaurants. There is a Sainsburys, Waitrose, two Leisure Centres and a historical deer park offering over 300 acres of open countryside, providing opportunities for walking and cycling.

Train links to London from Farnham and Guildford, Farnham 2.5 miles (Waterloo from 53 minutes). Guildford (A3) 12.5 miles (Waterloo from 38 minutes). Easy access to the A31 and London 45 miles.

*All distances and times are approximate.* EPC: D Council Tax: F







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**Viewing strictly by appointment through the Landlord's Sole Agents - Churchill Country & Equestrian Estate Agents - 01403 700222**

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.