



29 Echo Barn Lane , Farnham, GU10 4NQ

A well presented detached family house offering spacious and flexible accommodation with the potential for a self contained Annexe situated to the south of Farnham town and under a mile to Rowledge village. Arranged with 3 reception rooms overlooking the rear garden and a large modern kitchen/dining room with utility room. Upstairs 6 double bedrooms with 3 en suite shower rooms and a family bathroom. The house occupies a central position on its plot of about 0.4 acre and has a southerly rear garden and garaging for 4 cars.

Price Guide £1,795,000

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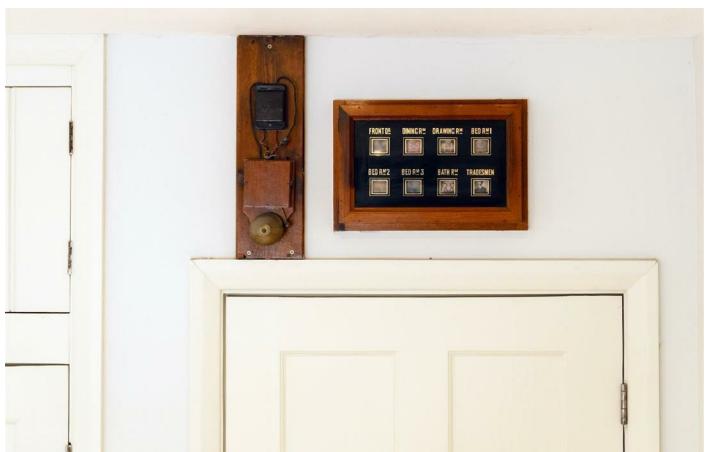


- Reception hall with cloakroom
- 5 double bedrooms
- Garaging for 4 cars and ample driveway parking
- Close to local schools
- Sitting room and family room
- 2 ensuites and family bathroom
- Grounds of about 0.4 acre with southerly facing rear garden
- Kitchen/dining room with underfloor heating and utility room
- Guest suite of sitting/dining/kitchen, large bedroom with en suite shower room
- Potential for a self contained annexe



Directions

Sat Nav GU10 4NQ



Floor Plan



TOTAL FLOOR AREA : 4315 sq.ft. (400.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	