
TRUEMAN
&GRUNDY
ESTATE AGENTS

Vallon
Echo Barn Lane
Farnham GU10 4NQ

A superb 6 bedroom, period property offering spacious and flexible family accommodation with south facing gardens.

- Reception with cloakroom
- Kitchen / dining room with underfloor heating and utility room
- 5 double bedrooms including a master suite with vaulted ceiling
- 2 ensuites and family bathroom
- Sitting room and family room
- Garaging for 4 cars and ample driveway parking. Potential for conversion of double garage to home office / gym / home cinema / games room
- Guest suite of kitchen / living / dining with bedroom and ensuite shower room with potential as self-contained annexe
- Grounds of about 0.4 acres















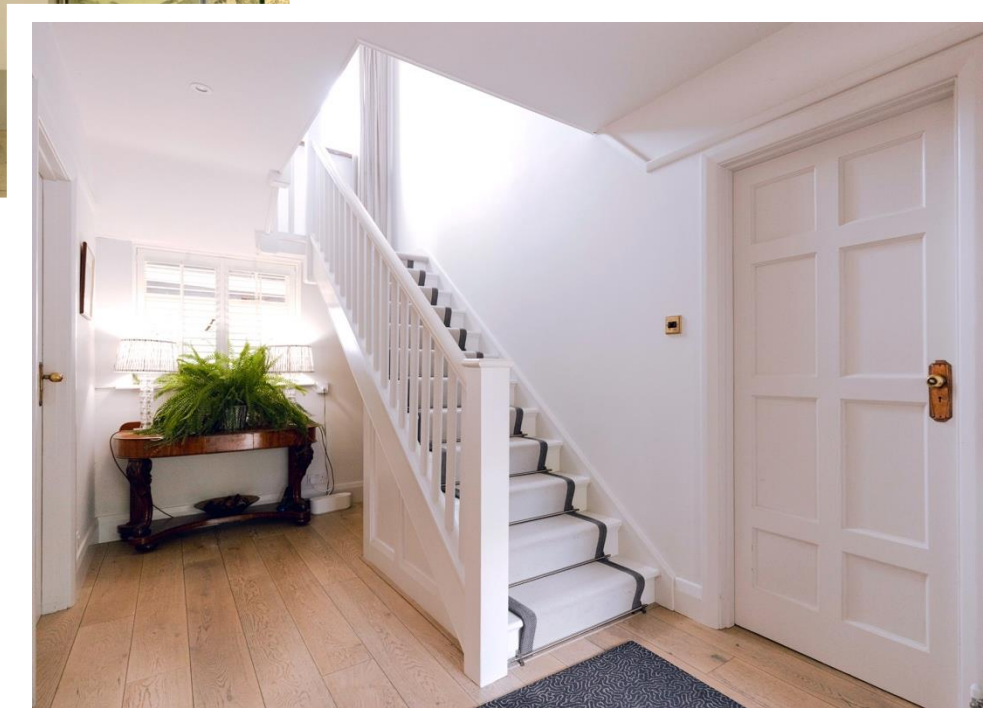




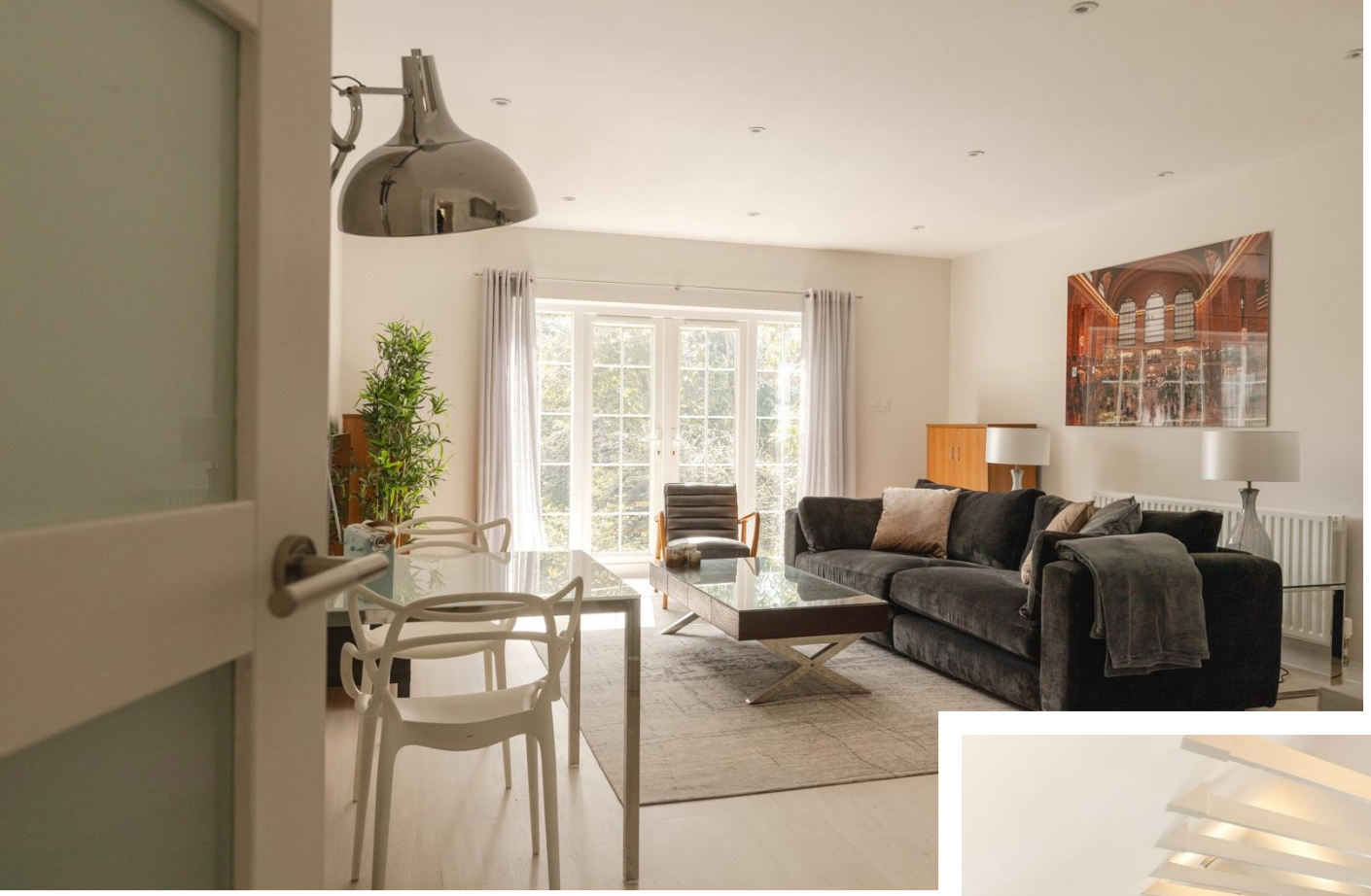




























TOTAL FLOOR AREA : 4315 sq.ft. (400.9 sq.m.) approx.

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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BEDROOM
17'1" x 14'1"
5.20m x 4.29m
BEDROOM
10'11" x 10'1"
3.32m x 3.08m
BEDROOM
21'7" x 16'2"
6.57m x 4.92m
DOWN
ENSUITE
BATHROOM
LANDING
ENSUITE
BEDROOM
14'2" x 12'4"
4.31m x 3.76m
BEDROOM
13'9" x 9'11"
4.19m x 3.02m
DOWN
BEDROOM
22'8" x 10'7"
6.92m x 3.22m
ENSUITE

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- Period property with retained features
- Substantial and flexible accommodation (over 4000 sq ft)
- Potential for home office, gym or home cinema
- Local Authority: Waverley Borough Council
- Council Tax Band: G
- EPC: D



