TRUEMAN & GRUNDY
ESTATE AGENTS









Vallon, 29 Echo Barn Lane

, Farnham, GU10 4NQ

A superb 6 bedroom family home offering spacious and flexible accommodation with the potential for a self-contained Annexe. Beautifully presented in a contemporary style having been subject to refurbishment and extensions in recent years. Offering 3 reception rooms overlooking the rear south facing garden and a high specification fitted kitchen/breakfast/dining room with under floor heating and a utility room. To the first floor are 5 double bedrooms with the master bedroom having a spectacular vaulted ceiling and an en suite bathroom. An additional living area offers a further bedroom and en suite bathroom or opportunities for a home office, cinema room or gaming room.
In all, a wonderful family home with great living spaces in this very popular and highly regarded location
This fine house sits proud in its plot being slightly elevated with open views in about 0.4 of an acre with the rear gardens having a superb southerly aspect. There is excellent parking for numerous cars to the front with access to a double garage and 2 single garages.
Echo Barn Lane is an established residential area situated to the south of Farnham town and under a mile to Rowledge village with a local butcher and grocery store. It's just two miles to the main line station to London and the picturesque Georgian town of Farnham for a great range of shops and cultural facilities including The Maltings Art Centre. Nearby leisure facilities include cinema, tennis, padel, pickleball, squash and gym clubs including a David Lloyd fitness centre and spa. The surrounding area is popular for walks and cycling in the nearby Bourne Woods, leisure activities at Alice Holt Forest, walking and riding at Frensham Little Pond and sailing at the Great Pond, Frensham. There is a good choice of state and private schools nearby.

Price Guide £1,795,000

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- Guest suite of sitting/dining/kitchen, large bedroom 6 with en suite shower room
- 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
- Reception hall with cloakroom
- Potential for a self contained annexe



Directions

Sat Nav GU10 4NQ

















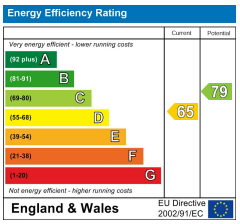
Floor Plan

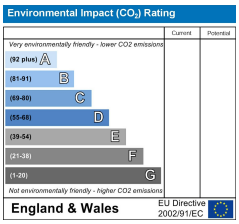


TOTAL FLOOR AREA : 4315 sq.ft. (400.9 sq.m.) approx.

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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