

**Offers in excess of £950,000**

## Farnham

28 Downing Street, Farnham, Surrey GU9 7PD  
**01252 717705**

## London

Representative Office  
119 Park Lane, Mayfair, London W1  
**020 7079 1400**

***A rare opportunity to own a character property that has undergone a thorough restoration and upgrade, offering a unique chance to live in this charming property without many of the usual worries.***

- Master bedroom with bath/shower room
- 4 further bedrooms
- 2 family shower rooms
- Study/bedroom
- Sitting room
- Dining room
- Well fitted kitchen
- Utility/boot room
- Cloakroom
- Large reception / family area
- Store
- Double garage
- Parking space
- Well screened gardens
- Utility/boiler room
- Wealth of original features

# Old Yew Tree Cottage, 68 The Street, Wrecclesham, Farnham,

## LOCATION

- \* Farnham town centre 1½ mile (Waterloo from 53 minutes)
  - \* Guildford 10 miles (Waterloo from 38 minutes)
  - \* A31/A3 ½ mile, London 38 miles
- (All distances and times are approximate)

## SITUATION

\* The property is situated most conveniently, being within a short distance of local amenities including a village store, public houses, church, recreation ground and the highly regarded St Peter's primary school.

\* The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafés and an excellent choice of restaurants including Bill's, Côte Brasserie, Pizza Express and Zizzi. There is a Waitrose, Sainsbury's, Leisure Centre, David Lloyd Club, local Rugby, Football and Tennis clubs, and Farnham's historic deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking, cycling and dog walking.

\* There are opportunities within the immediate area for country pursuits including walking, riding and cycling, with much of the neighbouring land belonging to the National Trust, Forestry Commission and RSPB. Sailing is also available at nearby Frensham Great Pond.

\* There is an excellent choice of state and private schools, including the highly regarded Weydon Secondary School, Frensham Heights and Edgeborough.

\* Communications are first class with the A31/A3 providing direct links to London and the south coast. The A331 Blackwater Valley Road links Farnham with the M3, M25 and Heathrow.

## DESCRIPTION

\* The Farnham (Building Preservation) Trust is one of the oldest such Trusts within the UK and its latest project is the proper restoration, using traditional and appropriate building techniques, along with a sympathetic extension of Old Yew Tree Cottage in Wrecclesham. The Trust, formed in the 1960s, first acquired The Tanyard, part of The Maltings and restored it before it was sold. In the following years the Trust has restored many notable local buildings including The New Ashgate Gallery, 31 Lower Church Lane and Farnham Pottery in Wrecclesham. The Trust exists through the good offices of its volunteer Directors.

\* The works have created a splendid and unique 4 bedroom family home with magnificent views across the River Wey valley from the upper floors. Whilst retaining the period features it is appointed to a very high standard for comfortable modern living. The comprehensive restoration included timber frame repairs and a fully insulated repaired roof, along with up-to-date electrics (IEE standards), plumbing and heating system. Local shops, well regarded schools and recreation grounds are all close to hand. The mainline station and town centre are close by.

## KEY FEATURES INCLUDE:

\* Wealth of exposed timbers, feature fireplaces and latch doors.

\* Sitting room with open fire hearth ideal for a woodburner.

\* Dining room with chimney with original meat hooks for smoking meat, bread oven to the right side of the chimney, storage cupboard, stairs to first floor.

\* The well fitted Howden's kitchen comprises wooden work surfaces with Belfast sink and mixer tap, Bosch four ring hob and Bosch electric oven below, extractor above, ceramic tiled floor, wealth of exposed beams.

\* Reception/family area with feature bread oven and jam boiler, bay window, ceramic floor tiles, door to cupboard and door to garden.

\* Study/bedroom 5.

\* Utility/boiler room with Megaflo water cylinder with secondary immersion heater, Timeguard heating/hot water control panel allowing the heating to be on without the water, Vaillant gas fired boiler, ceramic floor tiles.

\* Ground floor utility/ boot room with door to Shower room with feature tiled shower with toughened glass front panel, Burlington wash basin and w.c., Saxby mirror with light, extractor fan, electric radiator, natural stone floor tiles. Boot/utility room includes wooden work surface, space for washing machine and tumble drier, natural stone floor tiles, feature custom made wooden boot removing seat.

\* Stairs to first floor.

\* Master bedroom with en-suite bathroom comprising freestanding Burlington bath with mixer taps, Burlington wash basin and w.c., feature wet room shower area with front panel of toughened glass, adjusting wall mounted mirror with light, electric shaver socket, electric towel rail.

\* 2 further bedrooms one with large eaves storage.

\* Shower room with feature tiled shower with toughened glass front panel, Burlington wash basin and toilet, Saxby mirror with light, extractor fan, electric shaver point, electric radiator, ceramic tiled floor.

\* Stairs to second floor double bedroom with feature fireplace.

## OUTSIDE

\* Double garage with up and over door, power and light.

\* To the front is an area of lawn, mature hedging, pathway to front door. Side access.

\* To the rear, the garden is of a good size, is well screened and mainly laid to lawn with flower and shrub borders, mature trees and hedging.

## HISTORY

\* The site of Old Yew Tree cottage has a very long and interesting history. An earlier farmhouse, known as Hughe's, stood on the site in 1282 when Hugh Weylot inherited it with 6 acres. In 1414, William atte Hulde purchased it and later it was left to his two daughters, initially Julia who was married to John Mixenbroke, then to her younger sister Agnes, who was married to John Parys. It is known through Dendro dating that the oldest part of Old Yew Tree Cottage was built in 1551. Joan and John Browne were the owners at that time and it was subsequently left to their son Roger.

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\* It is generally understood, albeit not proven, that William Silver Billy Beldham was born in the cottage in 1766. Silver Billy was a renowned cricketer playing for Hampshire, Surrey and All England as well as local Gentry teams. He is acknowledged as one of the greatest batsmen in the underarm era and his cricketing days spanned 39 years.

## GENERAL

- \* **Services** - All mains services. Gas central heating.
- \* **Local Authority** - Waverley B.C., The Burys, Godalming GU7 1HR 01483 523333.
- \* **Council Tax** - To Be Advised.
- \* **Tenure** - Freehold

## DIRECTIONS

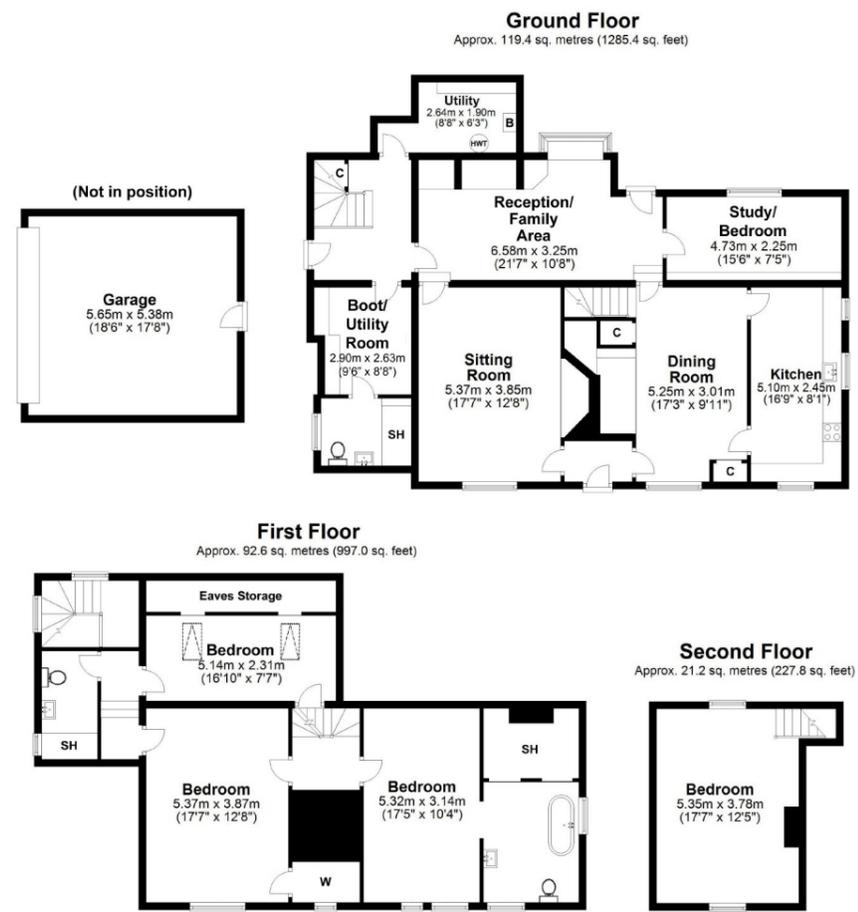
\* Leave Farnham town centre via West Street. At the Coxbridge roundabout, take the second exit onto the Wrecclesham Road (A325) and at the mini roundabout turn right continuing on the A325. Pass the entrance to Riverdale and turn right into a private lane. You can park by the garage on the right.

## VIEWING

**Viewing by prior appointment with Andrew Lodge Estate Agents, Farnham - Tel: 01252 717705 Opening hours 9a.m. - 6p.m. Monday to Friday, 9a.m. - 5p.m. Saturdays.**

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. They are intended to give a fair description of the property but their accuracy is not guaranteed nor do they form part of any contract. All information should be verified by yourself and your professional advisors. We have not carried out a survey nor have we tested the services, appliances and specific fixtures and fittings. It must not be assumed that the property has all or any necessary planning permissions, building regulations or any other consents. Room sizes are approximate and they have been taken between internal wall surfaces and therefore include cupboards, shelves etc. Accordingly they should not be relied upon for carpets, curtains and furnishings.

## The Street, Wrecclesham, Farnham, GU10 4QR



House area: approx. 233.2 sq. metres (2510.1 sq. feet)  
Garage area: approx. 30.4 sq. metres (327.2 sq. feet)  
Total area: approx. 263.6 sq. metres (2837.3 sq. feet)

This plan is for layout guidance only.  
Measurements are for general guidance  
only and must not be relied upon

ANDREW LODGE  
estate agents