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3 Bed Plot In Wrecclesham Hill , Wrecclesham, Farnham, GU10 4JS £450,000





SHORT DESCRIPTION

Property Ref: 15329 This is a rare opportunity to purchase a private, well-located self-build plot with full planning permission in Wrecclesham, just south of the historic market town of Farnham. The plot offers a unique chance for a private individual or couple to create a bespoke home in a peaceful, leafy setting with far-reaching views over the valley. Planning permission has been granted for a thoughtfully designed 3-bedroom detached home, positioned to maximise privacy, light, and outlook. The proposed scheme sits into the natural slope of the site, with a modern, split-level layout that appears 1.5 storeys from the front and 2.5 from the rear. Key design features include large rear-facing windows to capture the landscape, off-street parking, amenity space, and a layout suited to open-plan living. Importantly, the planning consent establishes the principle of development and gives a strong starting point, but still allows flexibility. Buyers may make adjustments to the internal layout or external appearance via established amendment routes (Non-Material or Minor Material Amendments), giving you scope to tailor the home to your preferences. Our planning consultant is available to assist any buyer wishing to explore this further. The plot sits in a secluded backland position, screened by mature planting and accessed via a private driveway directly from Wrecclesham Hill. It is surrounded by established homes and green space, offering peace, privacy, and a sense of permanence, while remaining within easy reach of town amenities and travel connections. Farnham itself is a vibrant town full of character, offering independent shops, cafés, a thriving arts scene and excellent state and private schools. The area is well served for commuting, with regular direct trains to London Waterloo and good road links to the A31, A3 and M3. Nature lovers will enjoy nearby access to Alice Holt Forest, Frensham Ponds and the Surrey Hills AONB. This is an ideal opportunity for a self-builder seeking design freedom, location quality and a clear route to a custom home. Whether you're downsizing, relocating, or taking on your first build, this plot gives you the planning certainty and lifestyle setting to make it happen. Property Type: Plot Full selling price: £450000.00 Pricing Options: Guide Price Tenure: Freehold Measurement: 1660 sq.ft. plot size:14,370 Sq.ft. Outside Space: Front Garden, Rear Garden, Balcony, Patio Parking: Driveway, Off street Heating Type: Double Glazing Chain Sale or Chain Free: Chain Free -----

3

Bed Room(s)

3

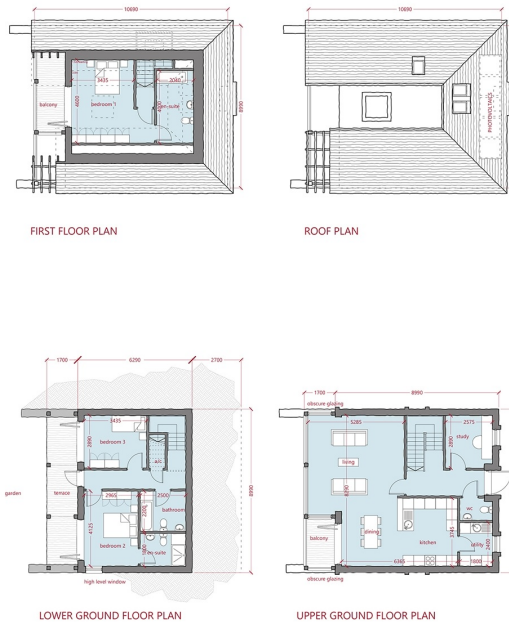
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

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