



HAMLASH LANE, FRENHAM, FARNHAM, SURREY, GU10

£675,000 *Freehold*



KEY FEATURES

- Beautifully modernised cottage, skilfully blending contemporary finishes with period charm
- Open plan kitchen and dining area, thoughtfully designed as a sociable living space, ideal for both everyday family life and entertaining
- Highly sought after village setting, positioned within the desirable Surrey village of Frensham, known for its strong community feel and picturesque surroundings
- Flexible three to four bedroom accommodation, offering versatility for families, guests, or those requiring space for home working
- Well proportioned private rear garden, providing an excellent degree of privacy
- Purpose built garden office, perfect for remote working
- Practical utility room, offering valuable additional storage and functionality away from the main living areas
- Principal bedroom with en suite, creating a comfortable and private retreat within the home
- Convenient offroad parking, enhancing ease of access



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ACCOMMODATION

A charming period home offering generous living space, versatile outbuildings and a good sized private garden, situated in the sought after village of Frensham.

The ground floor features a welcoming entrance hallway, downstairs WC, utility room and an impressive open plan kitchen/dining room spanning the full width of the rear of the house. This superb space comfortably accommodates a large dining table and includes extensive fitted cabinetry, a range cooker, butler sink and bifold doors opening onto the garden, creating a bright and social hub of the home. To the front is a generous, light sitting room with twin windows and ample space for relaxed family living. A further reception room offers flexible use, ideal as a playroom, home office or fourth bedroom.

On the first floor, there are two light and well proportioned double bedrooms, one benefiting from an ensuite shower room. The second floor provides an additional bedroom and a family bathroom with shower over bath, all enjoying excellent natural light.

Outside, the property offers excellent driveway parking for multiple vehicles. The private rear garden is a true highlight, mainly laid to lawn with a central pathway leading to the rear, where a sizeable garden room provides an ideal studio, gym or creative workspace. A separate dedicated office offers the perfect environment for year round home working. Directly off the kitchen is a smart terrace, perfect for outdoor dining and entertaining.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: F
EPC rating: C
Is the property listed: Property is not listed

LOCATION

The property is situated in the heart of Frensham village, enjoying a charming countryside setting. The surrounding area is protected as part of the Green Belt and designated an Area of Outstanding Natural Beauty. It is also conveniently within walking distance of the cricket club, the village shop/post office and the well regarded Hollybush public house.

Frensham's countryside is celebrated for its extensive Common, many owned by the National Trust, linked by numerous bridleways and footpaths. Nearby Frensham Common and its Ponds offer superb opportunities for walking and riding, with sailing available at Frensham Great Pond. The nearby market town of Farnham is noted for its Medieval and Georgian architecture. An historic former market town on the Surrey/Hampshire border, Farnham is widely recognised for its attractive character and provides excellent cultural and shopping amenities. The town also benefits from a mainline station with direct services to London Waterloo in around an hour.



Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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Approximate Area = 1208 sq ft / 112.2 sq m

Limited Use Area(s) = 110 sq ft / 10.2 sq m

Outbuildings = 249 sq ft / 23.1 sq m

Total = 1567 sq ft / 145.5 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Winkworth. REF: 1415484

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