



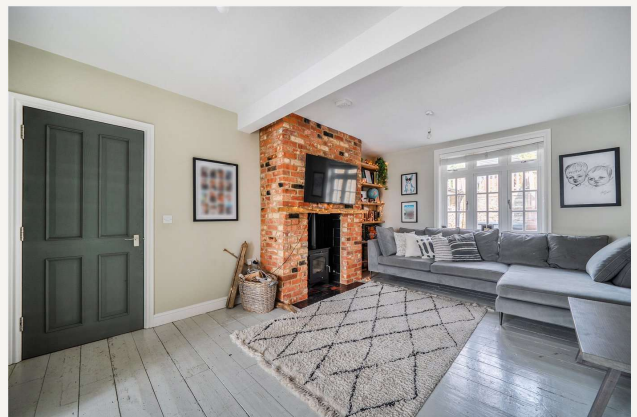
## SHORTFIELD COMMON ROAD, FRENHAM, SURREY, GU10

£850,000 *Freehold*

4  3  3 

### KEY FEATURES

- Beautifully presented village home in the heart of Frenham
- Exceptional open plan kitchen, dining and family room
- Flexible accommodation arranged over three floors
- Principal bedroom suite with countryside views and en suite
- Character features blended with contemporary finishes throughout
- Private garden ideally setup for entertaining
- Garage and private parking



Farnham

01252 733042 | [farnham@winkworth.co.uk](mailto:farnham@winkworth.co.uk)

**Winkworth**

for every step...



## ACCOMMODATION

Occupying a prime position in the heart of Frensham, one of Surrey's most sought-after villages, Elvetham is a beautifully presented family home that seamlessly blends period character with contemporary living.

At the heart of the house lies a superb open plan kitchen, dining/family room, featuring a substantial island, shaker-style cabinetry, granite work surfaces and rooflights overhead. Flooded with natural light, it provides an exceptional space for both everyday family life and entertaining.

Complementing the open-plan living space is an elegant sitting room with an exposed brick fireplace and wood-burning stove, while a separate snug provides a more intimate retreat, ideal as a family room, playroom or cosy evening space. Together, the living accommodation offers an excellent balance of sociable entertaining areas and quieter everyday living. A useful utility room provides valuable additional storage and laundry space, enhancing the practicality of the layout.

The house offers well-proportioned and versatile bedroom accommodation, ideally suited to modern family living. The principal bedroom enjoys a generous bay window, attractive countryside views and an en suite shower room. The remaining bedrooms are served by well-appointed bath and shower rooms, while the top-floor bedroom suite provides particularly versatile accommodation, ideal for guests, older children or home working.



## MATERIAL INFORMATION LOCATION

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

### Outside

The gardens provide a private and tranquil setting, with a generous area of lawn framed by mature planting, established trees and hedging. The garden offers an excellent balance of space and privacy, perfectly suited to family life and outdoor enjoyment throughout the seasons.

A private courtyard terrace creates an attractive setting for al fresco dining and entertaining, while a gravelled area adjoining the garage provides additional flexibility for seating, container planting or practical use. A garden shed offers useful external storage, while a detached double garage and private parking complete this highly desirable village home.

## LOCATION

Frensham is widely regarded as one of Surrey's most desirable villages, renowned for its strong community spirit, picturesque surroundings and excellent village amenities. The village offers a highly regarded primary school, village shop, church and public houses, all contributing to its enduring appeal.

The surrounding countryside forms a significant part of the lifestyle on offer, with Frensham Great and Little Pond, Frensham Common, Alice Holt Forest and miles of walking, cycling and riding routes all within easy reach. The area is particularly popular with those seeking a balance between village life and access to the outdoors.

Nearby Farnham provides an extensive range of independent boutiques, cafés, restaurants and cultural amenities, together with a mainline station offering direct services to London Waterloo. The area is also exceptionally well served by a number of highly regarded schools, including Frensham Heights, Edgeborough, St Edmund's, More House and Charterhouse.

Combining exceptional countryside, a thriving village community and excellent connectivity, Frensham continues to be one of the region's most sought-after locations.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 92 A      |
| 81-91 | B             | 86 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/FAR260247>

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.



# Shortfield Common Road, Frensham, Farnham, GU10

Approximate Area = 1762 sq ft / 163.6 sq m

Garage = 203 sq ft / 18.8 sq m

Total = 1965 sq ft / 182.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Winkworth. REF: 1504308

**Winkworth**

Farnham

01252 733042 | farnham@winkworth.co.uk

**Winkworth**

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.