

Hamlash Lane, Frensham, Farnham, GU10

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



HAMLASH LANE, FRENHAM, FARNHAM, SURREY, GU10

Guide Price £700,000

An attractive semi detached family home, with generous private garden and useful outbuildings, situated in the heart of Frensham, within easy walking distance of local amenities and the village pub.

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ACCOMMODATION

- Semi-detached cottage
- Open plan kitchen/diner
- Sought after village location
- Three/four bedrooms
- Good sized private garden with outbuildings
- Utility room
- En suite to principal bedroom
- Off road parking

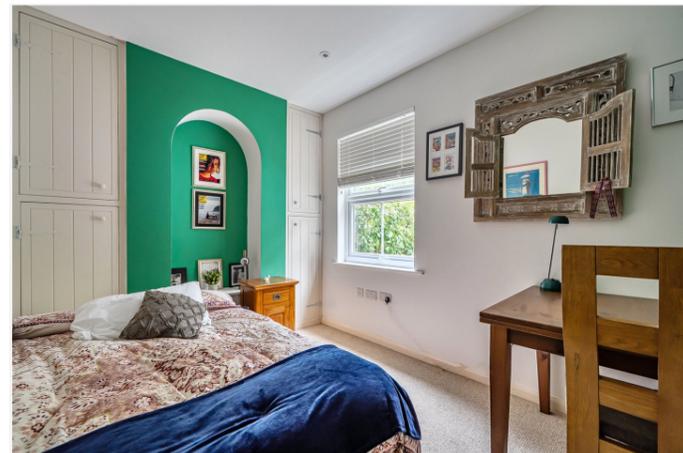
DESCRIPTION

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.

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.

LOCAL AUTHORITY

Waverley Borough Council, Godalming | Council Tax Band F

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.

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		