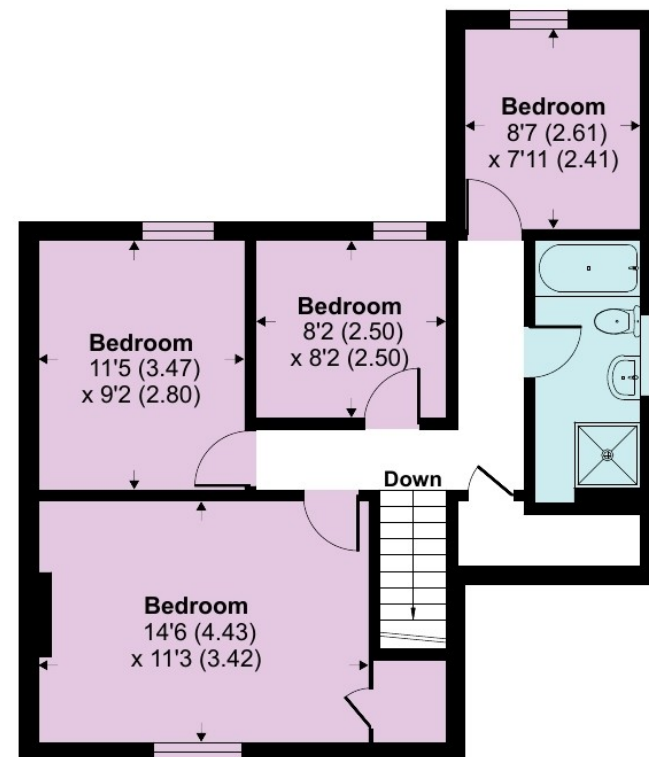
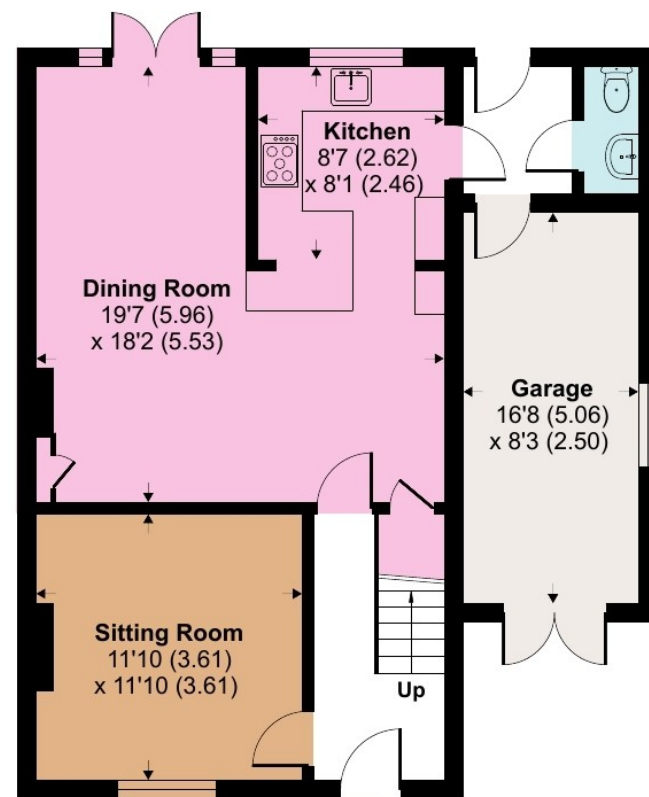


# Oak Cottages, Hamlash Lane, Frensham, Farnham, GU10

Approximate Area = 1228 sq ft / 114 sq m  
 Garage = 136 sq ft / 12.6 sq m  
 Total = 1364 sq ft / 126.6 sq m  
 For identification only - Not to scale



## HAMLASH LANE, FRENHAM, FARNHAM, SURREY, GU10

Offers in excess of £750,000

A charming, well presented property offering flexible family accommodation in a village location within walking distance of amenities.

Tel 01252 733042  
 Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
 99 West Street, Farnham, GU9 7EN

**Winkworth**

Tel 01252 733042  
 Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
 99 West Street, Farnham, GU9 7EN

**Winkworth**





ACCOMMODATION

- Well presented home
- Open plan kitchen/dining/family room
- Utility room
- Four double bedrooms
- Garage
- Gated entrance
- Walking distance to amenities
- Village location

DESCRIPTION

This attractive Victorian family home is situated in an extremely sought after location in the quintessential village of Frensham.

Upon entering the ground floor comprises inviting entrance hallway featuring oak flooring, sitting room with open fireplace and oak flooring, open plan kitchen/dining/family room with wood burning stove, oak flooring, oak worktops, Rangemaster cooker, storage cupboard and French doors to rear. There is an adjoining lobby area/boot room, downstairs cloakroom and an internal door through to the garage.

The first floor continues to impress, with four well-proportioned bedrooms and family bathroom with separate shower.

**Outside**  
Externally the rear garden is mainly laid to lawn, with a large and tasteful patio area for entertaining and the garden is well screened with mature trees and hedging. There is a garden shed, Wendy house and the garden faces in a south-easterly direction. To the side of the property there is access to the front. The gravelled driveway is gated and provides access to the single garage.



LOCATION

The property is set in the heart of Frensham village within a delightful country location. The countryside around Frensham is protected, designated as an Area of Outstanding Natural Beauty within the Green Belt and the property is within walking distance of the cricket club, village shop/ post office and popular Hollybush public house.

This countryside is renowned for its Commons, many within the ownership of the National Trust, interspersed with bridleways and footpaths and particularly at the nearby Frensham Common and Ponds, providing excellent riding and walking country, with sailing at Frensham Great Pond. The nearby market town of Farnham is renowned for its Medieval and Georgian buildings. Farnham is an historic former market town lying on the Surrey/ Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural and shopping facilities. Within the town is a train station providing direct access to London Waterloo in approximately one hour. The town also lies on the A31 connecting Guildford and the A3 to the east and Winchester to the west. The A331, (Blackwater Valley link road) provides dual-carriageway access to the M3 in the north.

LOCAL AUTHORITY

Waverley Borough Council, Farnham | 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		
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		