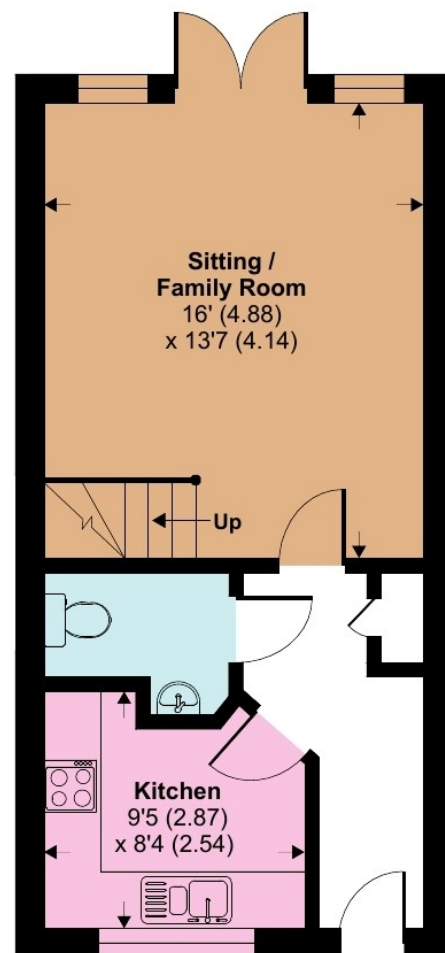
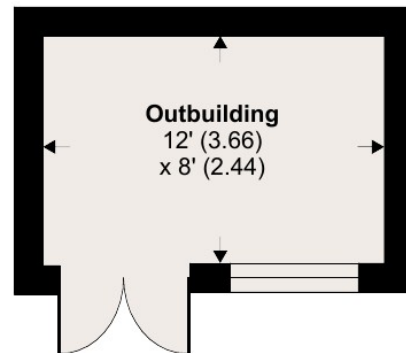
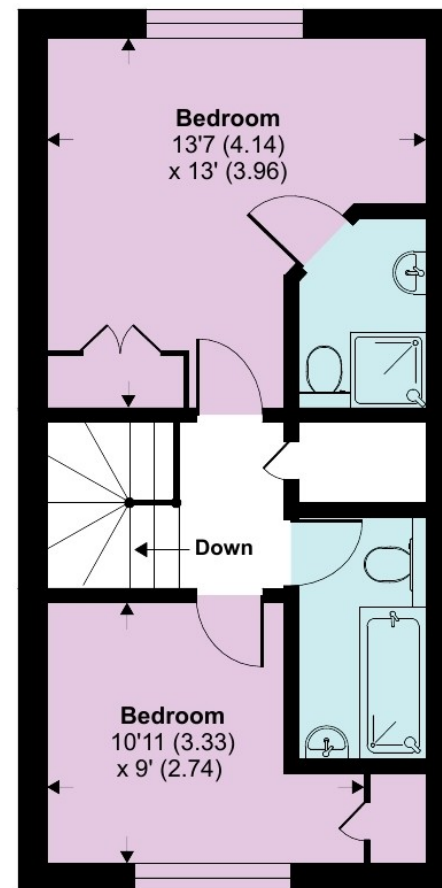


Shortfield Common Road, Frensham, Farnham, GU10

Approximate Area = 772 sq ft / 71.7 sq m
 Outbuilding = 96 sq ft / 5 sq m
 Total = 868 sq ft / 76.7 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SHORTFIELD COMMON ROAD, FRENHAM, FARNHAM, SURREY, GU10

Guide Price £585,000

A well presented home, located in the highly sought after village of Frensham, within walking distance of the village shop and recreation ground.

Tel 01252 733042
 Email Farnham@winkworth.co.uk
 99 West Street, Farnham, GU9 7EN

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Winkworth



ACCOMMODATION

- Prime village location
- Far reaching views over green
- Two bedrooms
- Two bathrooms
- Driveway for two cars
- Immediate proximity to village shop
- Short walk to recreation ground and countryside walks
- Due West facing garden

DESCRIPTION

This attractive property has been well cared for by the present owner and is situated within a sought after central position in Frensham within immediate proximity to the recreation ground.

The property is within walking distance of the village shop and comprises inviting entrance hallway, fully fitted kitchen/breakfast room, large sitting room with French doors to rear, downstairs cloakroom.

Upstairs there is a principal bedroom with en suite shower room, further double bedroom and family bathroom.

Outside the generous west facing garden consists of large patio terrace adjoining the rear of the property and an area of artificial lawn with a mature selection of shrubs and plants. At the far end of the garden there is a large garden shed. At the front of the property there is a small front garden and a driveway for two cars.



LOCATION

The sought after village of Frensham is located within 3.3 miles south of the Georgian market town of Farnham, within the Surrey Hills area of Outstanding Natural Beauty. There are excellent facilities in the village, including a village shop with post office, bowling ground, cricket ground, tennis courts and a well regarded public house The Holly Bush. For walkers and cyclists there is the National Trust owned Frensham Common, Frensham Little Pond and Great Pond, which were originally created in the 13th century to supply fish to the Bishop of Winchester and his court, whilst visiting Farnham Castle. Today the pond and surrounding area is a sanctuary for wildlife, with always something new to see. There is easy access to the A3 and M3, which connect to London, the M25 and the national motorway network, as well as Heathrow and Gatwick Airports.

LOCAL AUTHORITY

Waverley Borough Council – Council Tax Band D

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.

