

Heath Cottages, Frensham, Farnham, GU10

Approximate Area = 1820 sq ft / 169 sq m (excludes carport)

Outbuildings = 165 sq ft / 15.3 sq m

Total = 1985 sq ft / 184.3 sq m

For identification only - Not to scale



Frensham, Farnham, Surrey, GU10

Offers in excess of £850,000

This character home offers a large amount of accommodation, far reaching countryside views and is situated in the popular village of Frensham.

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ACCOMMODATION

- Characterful family home
- Village location
- Three reception rooms
- Four bedrooms
- Annexe
- Far reaching views
- Parking for several vehicles
- Close to highly regarded schools such as Edgeborough School
- Detached double car port

DESCRIPTION

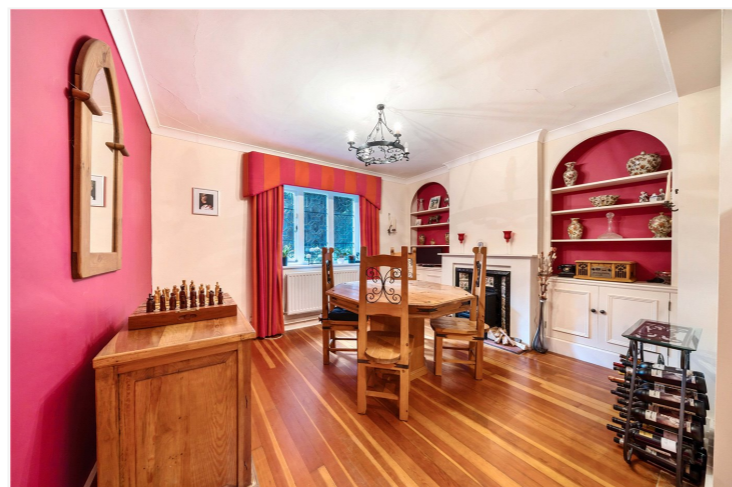
This characterful family house offers comfortable, well-presented accommodation and sits on the edge of the much sought after Frensham village with a wonderful garden, detached double car port and some incredible far reaching views.

The property comprises welcoming entrance hallway, large family room with feature fireplace, fully fitted kitchen with central island and vaulted ceiling, breakfast room with vaulted ceiling with access to snug/bedroom with rear door to garden. There is a large sitting room with wood burning stove, character beams and wooden flooring, downstairs shower room, study and utility room.

The first floor accommodates the principal bedroom with built in wardrobes, one further double bedroom, one single bedroom and family bathroom.

Outside

Outside the rear gardens face due south and are well screened throughout by mature trees and shrubs allowing a most private space. Currently the garden is made up of a large lawn area with mature borders and a pretty array of trees, two large patios down the



side of the property, detached double car port, garden shed and old bomb shelter. There is parking to the front and spectacular far reaching views.

LOCATION

This attractive property sits in a slightly elevated position with fantastic views over beautiful fields and woodland. Frensham Village itself is a short distance from the house with a village store, village cricket green and local pub opposite. There are further amenities at Lower Bourne and Farnham town centre itself is about 2.4 miles away. There is also the main line railway to London Waterloo, taking approximately one hour. The A31, M3 (Junc. 4) and A3 are easily accessible, all providing good access to the national motorway network as well as Heathrow, Gatwick and Southampton airports.

There is an excellent choice of schools from this location with a good mixture of private and state schooling. Recreational opportunities include golf at Hankley Common and Hindhead tennis at The Bourne Club and sailing at Frensham Pond. There is some delightful local countryside to explore including Alice Holt Forest, Bourne Woods and Frensham Common providing walking, riding and cycling opportunities.

LOCAL AUTHORITY

Waverley Borough Council, Godalming

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

