



The Old Granary Hillside Road, Frensham, Farnham, Surrey

STRUTT & PARKER

The Old Granary

Hillside Road, Frensham,
Farnham, Surrey GU10 3AJ

A detached converted granary in an elevated position on the edge of the village with well proportioned accommodation, distant views to the south east

Farnham town centre and main line station
2.6 miles, (London/Waterloo from 53 minutes)
Guildford 14.5 miles, London 44.9 miles

Entrance hall | Drawing room | Dining room
Kitchen/breakfast/family room | Play room
Utility/boot room | Principal bedroom with
en suite shower room | Four further double
bedrooms | Family bathroom | Garage
Landscaped private gardens | Stone terrace
Summer house | Ample parking and turning
EPC rating E | 0.66 acre

The property

The Old Granary dates back to the mid-19th century when it was part of a local farm. In about 1950 the granary and dairy were converted into a house, which has been subsequently extended. The house is bright, beautifully presented with large picture windows that frame the views over its garden and grounds and the countryside beyond. The garden is level, laid mainly to lawn with attractive borders. Two sets of beautiful of oak doors can be opened and folded away to create one large family/entertaining space. The triple aspect kitchen/breakfast/family room opens out onto the terrace and garden. On the first floor there are five bedrooms, a bathroom, cloakroom and en suite shower room. It is striking how bright and well-proportioned the house is, with large windows and open spaces, whilst retaining a great deal of character. There is scope to make other alterations with planning permission granted for additional space if required.

Outside

The garden has a summer house that faces south over the main lawn to open countryside beyond. The boundaries are clearly defined with a mixture of fencing, old brick walls and hedging. Within the garden there is an old well and some of the brick and stone gate posts have been incorporated into the planting schemes. There is a paved terrace area adjacent to the rear of the house, which continues in gravel along the rear of the house. The original timber framed coach house proves a large single garage and workshop. There is parking for several cars to the side of the garage and a further gravelled parking area close to the kitchen and utility/boot room.

Location

The Old Granary lies between the villages of Frensham and Rowledge, that both offer local facilities including newsagent, butcher, post office, choice of public houses recreational grounds, churches and good schools. From the house there are excellent views over the surrounding countryside, Frensham Ponds and a network of footpaths and bridleways. There are excellent opportunities for country pursuits including walking cycling fishing and riding at Alice Holt Forest and Frensham Ponds, with sailing at the Great Pond. The communications are good with the local stations at Bentley and Farnham. The choice of both state and private schooling is excellent with Frensham Heights, Edgeborough and Moor House within walking distance or a few minutes' drive. The Georgian town of Farnham offers a more extensive range of shopping, recreational and educational facilities. By road you can link with the A31 or A3 which provide access to London and the coast and M25. Heathrow, Gatwick and Southampton Airports are easily accessible.

General

Services: Mains water, mains gas central heating, electricity, private drainage.

Local Authority: Waverley Borough Council







Directions

Proceed out of Farnham on the A287 towards Frensham and Hindhead. Pass the entrance to Edgeborough School and take your next right turning into Kennel Lane. At the crossroads turn right up Moons Hill, past Moor House School. Turn right into Gardeners Hill Road and take your next right down an unmarked lane. Continue past the Georgian farmhouse on your left hand side and take the left turn into the gravelled courtyard between the large brick posts. The Old Granary can be found on your right hand side.

Farnham

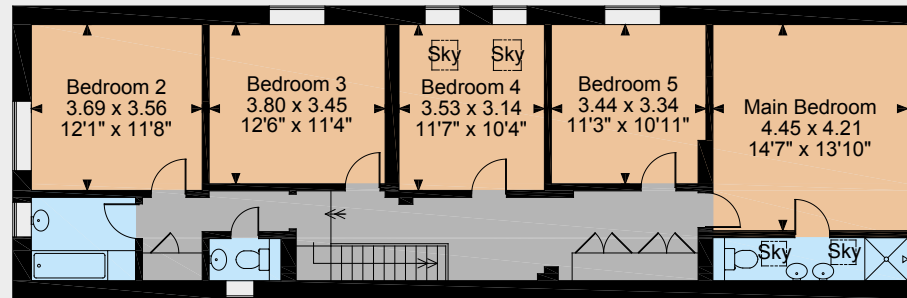
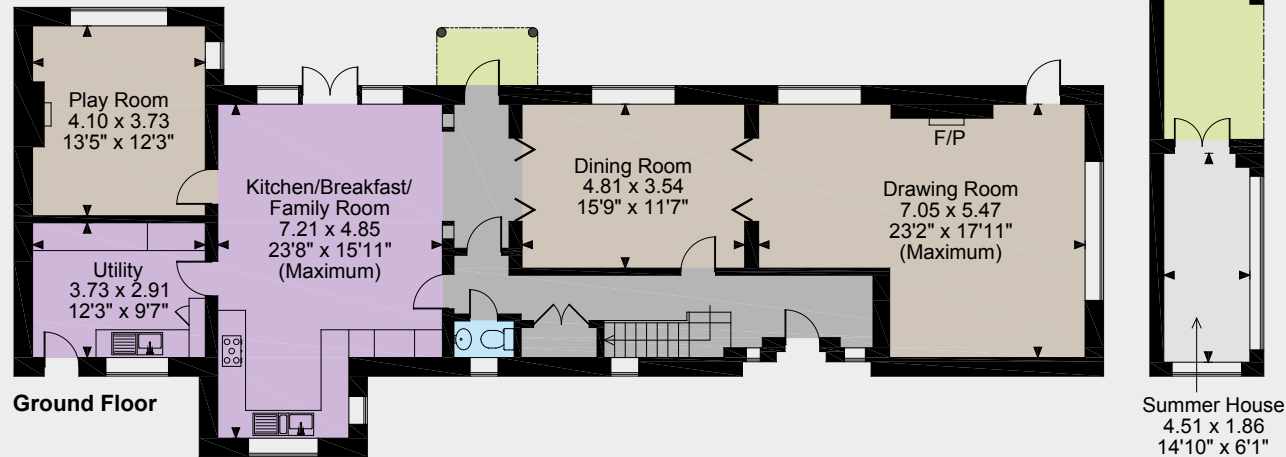
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Main House internal area 2,574 sq ft (239 sq m)
Garage internal area 241 sq ft (22 sq m)
Summer House internal area 90 sq ft (8 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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