

A photograph of a historic oast house, a traditional structure used for drying hops. The building is constructed of red brick and features a large, conical roof covered in weathered tiles. The roof is divided into two main sections by a vertical seam. The building has several windows with black frames and a small, light blue door on the right side. The house is surrounded by greenery, including bushes and trees, and is set against a clear blue sky with some light clouds. The overall style is that of a real estate advertisement.

The Oast House
Pitt Lane

Strutt
& Parker

Land and property. Since 1885.



5,304 sq ft (492.8 sq m) | Freehold
6 reception rooms | 5 bedrooms
3 bathrooms | Carport and Annexe

Guide price £2,800,000

A delightful oast house which has been completely renovated and transformed. 5304 sq ft consisting of five bedrooms, six reception rooms, high-quality bespoke fittings and a wealth of stunning character details, in the sought after Frensham area.

The Oast House is a magnificent, detached period house, set in a highly desirable position between the villages of Frensham and Docketfield. Surrounded by beautiful rolling countryside of the Surrey Hills, the property features two distinctive conical oast towers which have been extended and converted into exquisite living accommodation, retaining plenty of original character, including oak beams and exposed brickwork, alongside elegant contemporary styling and fittings.

The main reception room is the outstanding, 34ft drawing room, with its triple-height vaulted ceiling, painted timber eaves and red-brick, arched mullion windows, as well as its modern log burner and splendid central light fitting. A central reception area adjoins the drawing room, featuring exposed timber framing, a stone-built fireplace fitted with a stove, a bar area and a galleried landing above, while the ground floor also has a peaceful study, a comfortable sitting room or dining room, and a further beautifully appointed reception room with parquet flooring, painted brickwork and a handsome fireplace. Adjoining this reception there is a sleek, modern, extended kitchen, dining and living area featuring granite work surfaces and central island, Neptune shaker kitchen and a dual fuel AGA R7 oven. This light filled room features bi-fold doors to two aspects, creating a wonderful inside/outside space for entertaining.

Upstairs there are five beautifully presented double bedrooms, one of which sits within the conical oast and has stairs leading to a second-floor playroom. The four additional bedrooms all benefit from bespoke built-in wardrobes, including the generous principal bedroom with its dressing area and luxury en suite bathroom. The first floor also has a family bathroom and an additional shower room.



Outside
The house is set within private, enchanting gardens, which mostly extend south to the rear of the property measuring approximately just under 0.9 acres. They include beautiful lawns bordered by well-tended hedgerows, established shrubs and mature trees, as well as a sunken patio area for al fresco dining. A gravel driveway at the side of the house provides parking and access to the detached carport, which has a useful annexe above, which is ideal for use as a home office, studio or gym as well as an integrated store for garage items.

Location
The Oast House is situated on the edge of the picturesque village of Frensham and Docketfield which benefits from a community village shop, the Holly Bush and Blue Bell public houses, village hall and recreation ground with cricket, tennis and bowling clubs. The surrounding countryside is designated as an area of outstanding beauty with the opportunity of walking and riding at Little Frensham Pond and sailing at Great Frensham Pond. Alice Holt National Forest is within striking distance and the local countryside features endless trails for walking, running and cycling. The Georgian town of Farnham offers an excellent choice of pubs, cafes and restaurants including Bills, Côte, Zizzi and The Giggling Squid, along with an extensive range of shopping and recreational facilities. There are several highly regarded local state and private schools within the area including More House, Frensham Heights and Edgeborough. Commuting options are excellent with the Farnham mainline station just three miles away and offering a journey time into London Waterloo of 55 minutes and the A3/M25 providing access to London, Heathrow, Gatwick and the South Coast.
Postcode Region: GU10

General
Local Authority: Waverley Borough Council
Services: Mains electricity, gas and water. Private drainage which we understand is compliant with current regulations
Council Tax: Band H
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

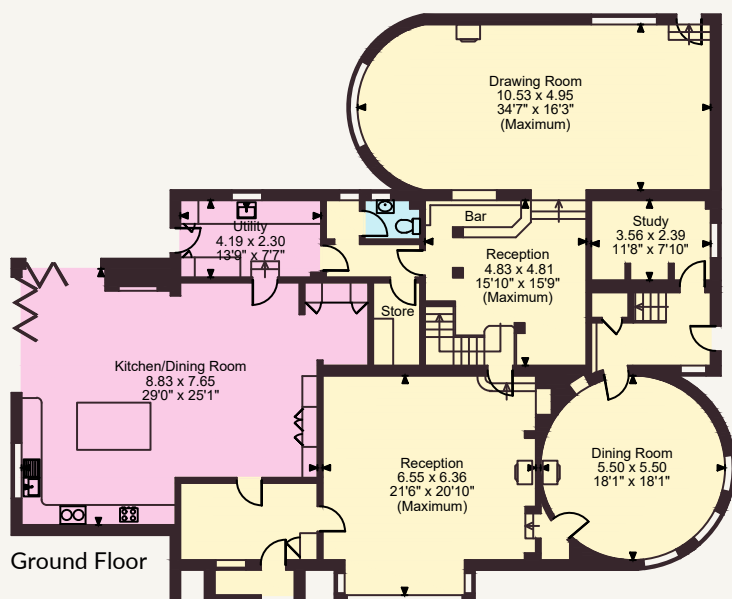
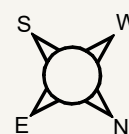


The Oast House, Pitt Lane, Frensham, Surrey

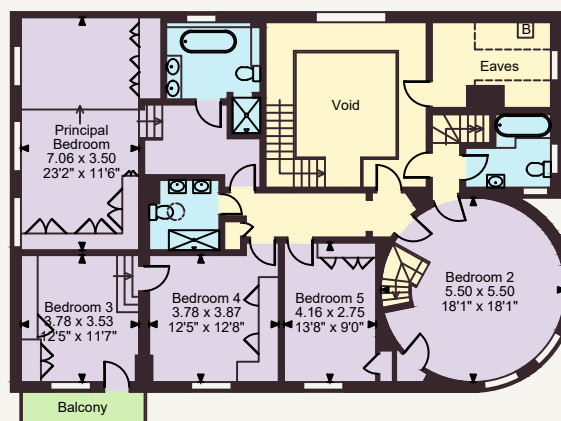
Main House internal area 4,734 sq ft (439 sq m)

Outbuilding internal area 570 sq ft (53 sq m)

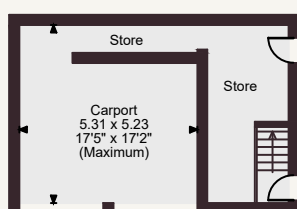
Total internal area 5,304 sq ft (492 sq m)



Ground Floor

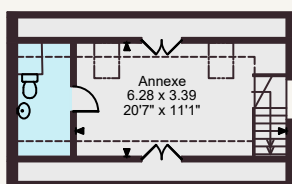


First Floor

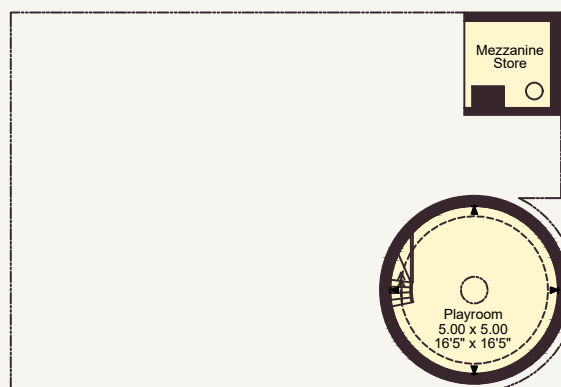


Outbuilding Ground Floor

Not Show In Actual Location /Orientation



Outbuilding First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

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