



9 St. Marys Cottages

The Street, Frensham, Farnham, Surrey

Stunning community and nearby to acres of National Trust land.

A charming semi-detached character cottage with garage, parking, garden, modern garden room; beautiful setting opposite the church in sought-after Frensham



2 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOM



**PARKING/
GARAGE/GYM**



**STUDIO
GARDEN
ROOM**



FREEHOLD



**ACTIVE
VILLAGE**



1233 SQ FT



**£725,000
GUIDE PRICE**

The Property

The cottage is a characterful property with Bargate stone and red brick elevations and a wealth of original features including beautiful big windows and period floors and doors.

The pretty covered porchway opens to a hall with a sweet cloakroom. The airy dual-aspect sitting/dining room has a cosy log-burning stove. The terrace and garden can be accessed via the kitchen and the utility. The kitchen is fitted with an Everhot cooker currently, however there is wiring for an electric cooker if preferred.

There are both stainless steel and wooden worktops and pleasant garden views. There is ample space for dining and entertaining. The light-filled stairway leads up to a landing and to three well-proportioned bedrooms, the principal bedroom enjoying a fitted wardrobe, all bedrooms use the family bathroom.

Outside

The cottage benefits from a garage currently used as a home gym, and there is a paved driveway with parking for two vehicles. A gate on the side leads around to the rear garden which features a purpose built insulated studio/office with double glazing, power and light.

There is a garden shed and woodstore and a paved suntrap terrace ideal for al fresco dining. A second terrace is flanked on either side by mature woodland flowerbeds leading to a section of level lawn surrounded by colourful and mature trees and shrubbery.



Location

The cottage is situated opposite a 13th Century church within the village of Frensham. There is a community village shop, Holly Bush public house and recreation ground with its cricket, tennis and bowling clubs. The surrounding countryside is designated as an area of outstanding beauty with the opportunity of walking, riding and sailing at Frensham Ponds. Nearby Frensham Common is owned by the National Trust and is accessible by footpath from the property. Alice Holt Forest offers cycle and walking trails as well as a cafe and Go Ape climbing experience.

The Georgian town of Farnham offers an excellent choice of pubs, cafes and restaurants including Tellers Arms, Côte, The Castle Inn, Bills & Megans, along with an extensive range of high street and independent shopping. Recreational facilities include The Farnham Maltings Art Centre, Farnham Pottery and Reels Cinema. There are a number of Gyms, Yoga and Pilates studios in nearby Farnham, as well as several renowned golf courses at Hindhead, Hankley, The Sands, Farnham and Blackmoor.

There are several highly regarded local state and private schools within the area including St Mary's Church of England Infant School, South Farnham Infants and Junior Schools, Waverley Abbey Junior School, More House School, Frensham Heights, Barfield and Edgeborough.

Communications are excellent with the mainline station, with services to London/Waterloo, within 4 miles, and the A3/M25 providing access to London, Heathrow, Gatwick and the South Coast.



Distances

- Churt 2.8 miles
- Farnham 3.8 miles
- Haslemere 8.6 miles
- Guildford 14.2 miles

Nearby Stations

- Farnham 3.8 miles
- Bentley 5.1 miles
- Haslemere 8.6 miles

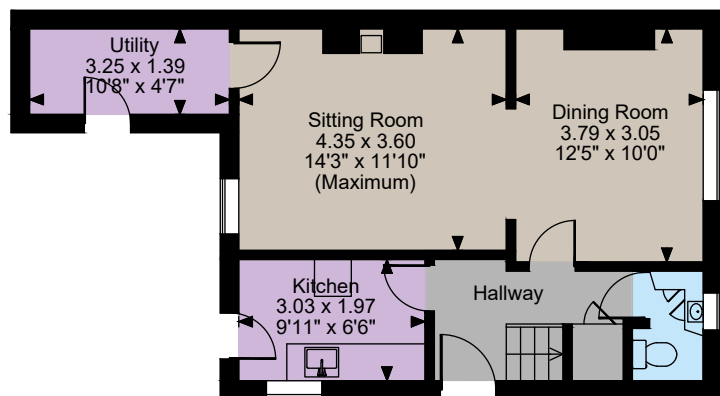
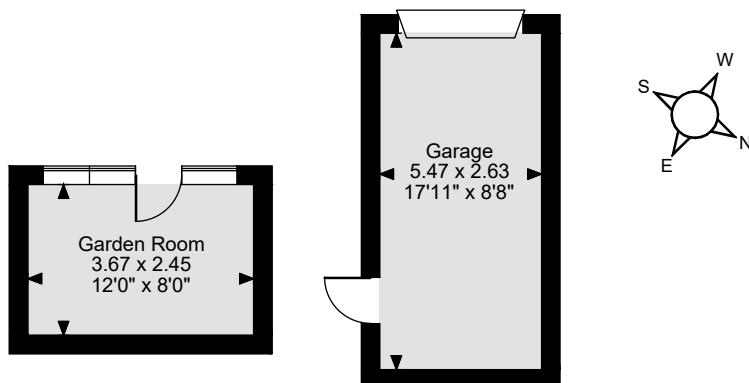
Key Locations

- Frensham Little Pond
- Frensham Great Pond
- Alice Holt Forest
- Farnham
- Guildford

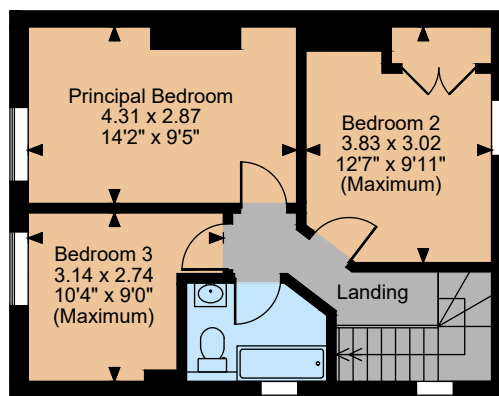
Nearby Schools

- St Mary's School 0.4 mile
- More House School 1.5 miles
- Edgeborough 1.8 miles
- Frensham Heights School 2.3 miles
- South Farnham Infants School 2.6 miles
- South Farnham Junior School 3.7 miles
- Waverley Abbey Junior School 4.4 miles





Ground Floor



First Floor

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

House internal area 981 sq ft (91 sq m)

Garage internal area 155 sq ft (14 sq m)

Garden Room 97 sq ft (9 sq m)

Total internal area 1,233 sq ft (115 sq m)

For identification purposes only.

Directions

Post Code - GU10 3EA

what3words: ///career.directing.escorting

General

Local Authority: Waverley Borough Council

Services: All mains services - electricity, gas, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: E

Fixtures and Fittings: By separate negotiation

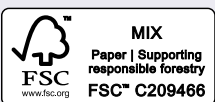
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