



A newly constructed barn conversion with panoramic country views.

Pitt Lane, Frensham, Farnham, Surrey, GU10

£6,000 pcm plus fees apply,
Available from 03.04.2021



Local Information

Frensham, Farnham

About this property

Mulberry is a substantial newly constructed barn conversion with panoramic country views and beautifully landscaped gardens and grounds of circa 2 acres.

Nestled where the Surrey Hills meets the South Downs National Park, Mulberry forms part of the prestigious The Barns Development and is a beautiful re-built substantial barn, with landscaped gardens backing on to private fields and panoramic farmland scenery. The property benefits from spacious light and airy rooms throughout. On the ground floor there is a vaulted entrance with full height feature barn entrance window and statement industrial staircase. Further key features include a superb open plan Kitchen/dining/family room with double 'crittal style' doors directly onto limestone paved entertaining terrace with countryside views enjoying a westerly aspect.

The family area offers ample space for sofas centered around an open fireplace with wood burning stove, the dining area leads to a generous breakfast bar which separates the dining area from the kitchen. The dining space is set before the 'crittal' style doors at the heart of this excellent family living space.

The bespoke kitchen is exquisitely stylish and has solid stone work surfaces, with an antique mirror splash back, a double ceramic butler style sink and 'Perrin & Rowe' instant hot tap on the island breakfast bar and bespoke breakfast/larder cupboard. The quality continues with an exclusive 'Steel Cuisine' professional range gas cooker, and matching American style fridge freezer, two Siemens integrated dishwashers and a Caple wine fridge.

The boot room is a continuation of the kitchen with matching bespoke

furniture, stone surfaces, bench, coat storage and further integrated Siemens appliances.

There a separate Sitting room with fireplace and 'crittal style' doors on to the front garden.

The principal bedroom from a large walk through, fully fitted dressing room and luxury en suite bathroom with his and hers sinks, designer bath and wet room style oversized shower with 'crittal' style shower screen. Each bedroom is en suite and are tiled, with wet room style showers, matching white sanitary ware, chrome fittings, flush plates and heated towel rails for maximum comfort and care. Bedroom three has bath with shower over.

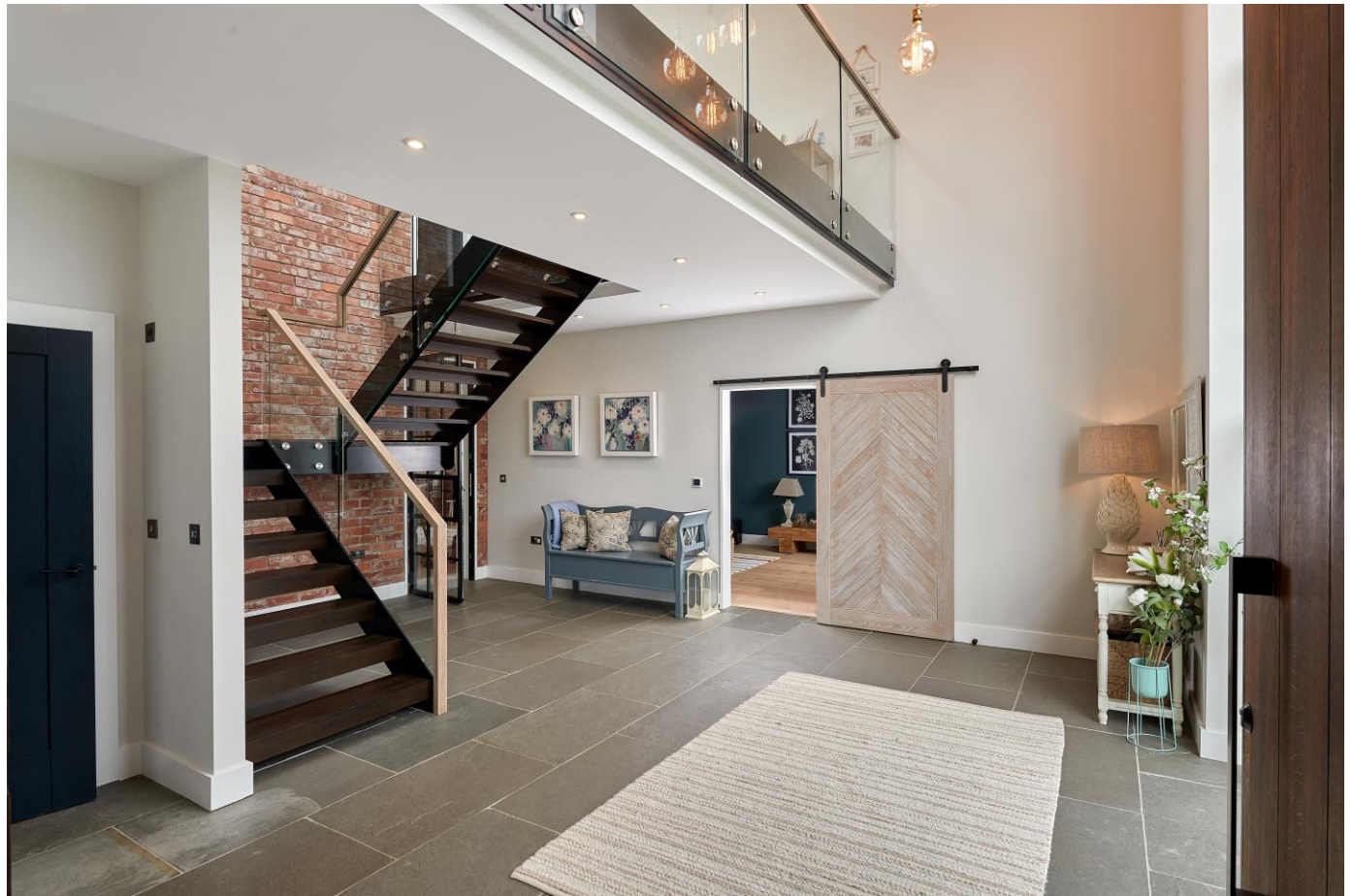
Internally, Mulberry has a mix of natural stone and wood flooring with high quality wool carpets in all bedrooms and on the first-floor landing. The walls are of a smooth emulsion, finished in colours from the 'Farrow and Ball' range.

Pressurised and adjustable gas under floor central heating runs throughout the house. Finally, LED down lighting and feature pendant lighting with dimmers and courtesy lighting illuminate the home's interior beauty. We are advised that superfast fibre broadband is available to this location.

Upon entry, you are greeted by estate style, fully automated electric gates leading on to a large driveway with ample parking and which will lead to a substantial garage and store.

This is complimented by professionally designed and landscaped gardens with level lawns, well stocked flower beds, solid timber front and back doors, a feature barn style front window, a reclaimed oak entrance and a zinc effect standing seam roof.

The landscaped rear garden enjoys a westerly aspect with direct access on to a private field with grounds totally circa 2 acres.



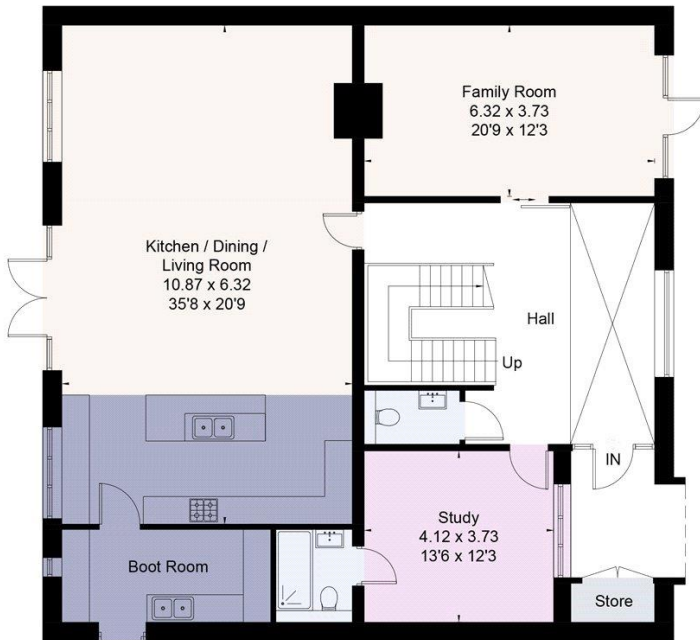


Pitt Lane, Frensham, Farnham, Surrey, GU10
Gross Internal Area 3527 sq ft, 327.7 m²

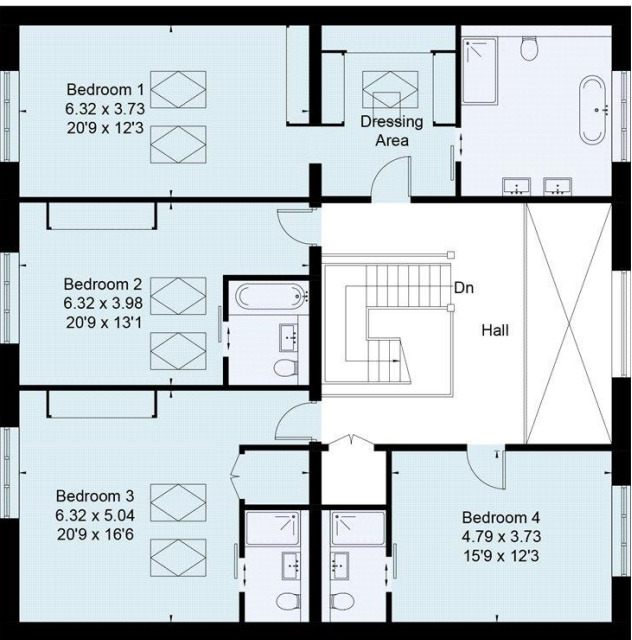
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Approximate Floor Area = 326.2 sq m / 3511 sq ft
Store = 1.5 sq m / 16 sq ft
Total = 327.7 sq m / 3527 sq ft

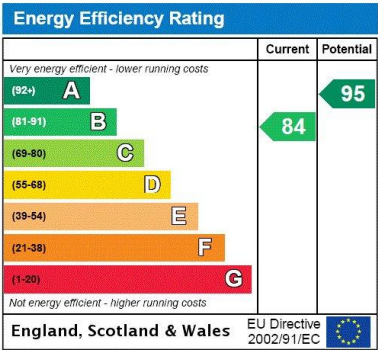


Ground Floor



First Floor

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*There are different rules and fees for different tenancy types. For details of our fees and charges please go to [Savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our applicant guide at [savills.co.uk/applicant-guide](https://www.savills.co.uk/applicant-guide).
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