



# Attractively refurbished Victorian cottage

**The Street, Frensham, Farnham GU10 3EA**

Freehold





Charming Victorian character • Beautifully presented throughout • Open plan family area, kitchen & dining area • Three bedrooms • Two bathrooms • 143 ft south facing garden • Detached ancillary annexe/studio

#### Local information

Farnham town centre and train station within 4.2 miles, Guildford 14.7 miles, London 45.5 miles. All distances are approximate.

The sought after village of Frensham is located within 4.2 miles south of the Georgian market town of Farnham, within the Surrey Hills Area of Outstanding Natural Beauty. There are excellent facilities in the village including a village shop with Post Office, cricket ground and tennis courts and a well regarded public house The Holly Bush.

#### About this property

5 St Marys Cottage is an attractively refurbished Victorian cottage with a detached ancillary annexe in the heart of Frensham, overlooking the picturesque St Marys Church. The redesign of the property has been carefully arranged to create well-arranged living accommodation with a high standard of fittings yet retaining original character, including shuttered windows, decorative fireplaces and engineered wood flooring throughout. The majority of the ground floor is open plan, consisting of a family area with wood burning stove, kitchen which is smartly fitted with traditional hand painted cabinetry with built in Neff appliances and a dining area which has a vaulted ceiling and oak joinery, patio doors to garden. Throughout this area there is underfloor heating. Across the central hall there is a pretty sitting room to the front

with a fireplace. There is also a small guest wc on this level. The first floor accommodates two bedrooms and a family bathroom. On the second floor there is a further double bedroom with en suite bathroom.

#### Annexe/Studio

Within the gardens there is a detached stone built ancillary annexe comprising a living/bedroom area with kitchenette and a shower room.

#### Gardens

To the rear of the property there is a sandstone paved patio with railway sleeper boarder filled with floral planting. This leads up to the fabulous south facing lawn which measure in excess of 140 ft from the rear of the house, mainly laid to lawn with a border of post and rail fencing and mature trees and hedgerow. A gate at the rear gives access on to the village recreation ground and occasional vehicular access the street.

#### Services

All mains services.

#### Tenure

Freehold

#### Local Authority

Waverly Borough Council  
01483 523333

EPC rating = D

#### Viewing

Strictly by appointment with Savills







**The Street, Frensham, Farnham GU10 3EA**

**Gross internal area (approx)** 115.8 sq m / 1246 sq ft

**Outbuildings** 21.2 sq m / 228 sq ft

**Total** 137.0 sq m / 1474 sq ft



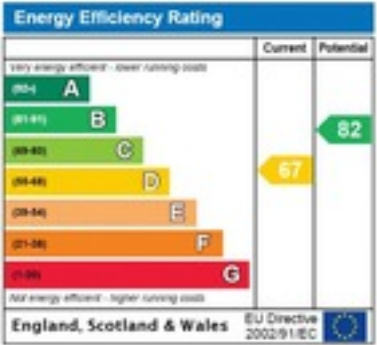
savills

savills.co.uk

Savills Farnham  
**01252 729000**  
farnham@savills.com



Exposure House © 2019  
www.exposurehouse.co.uk  
Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.



**Important notice:** Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 91029030 Job ID: 136188 User initials: CA

