



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

Waverley Borough Council
01483 523333

EPC rating = D

Viewing

Strictly by appointment with Savills





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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 Farnham
01252 729000
 farnham@savills.com



savills

savills.co.uk



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Energy Efficiency Rating		Current	Potential
Less energy efficient - lower rating costs			
95-100	A		
81-94	B		82
69-80	C		
55-68	D	67	
39-54	E		
21-38	F		
1-20	G		
All energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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