



Charming double fronted character cottage

West End Lane, Frensham, Farnham, GU10 3BH

Freehold



Sitting Room • Dining Room • Kitchen • Down stairs cloakroom with shower • Four bedrooms • Bathroom and WC • Courtyard • Outbuildings • South facing garden • Carport and further parking

Description

Holly Cottage is a pretty Victorian house in an idyllic location with charm and character throughout. Period features include sash windows and quarry tile flooring with an original fireplace, shutters, and cabinet in the dining room. There are high ceilings throughout. A decorative open porch gives access into a central hallway leading through the property. The sitting room is a lovely feature of the house, with a working open fireplace and built in library shelving. This room also benefits from a south facing box bay end with French doors opening out to the garden. On the other side of the hall is the dining room. The kitchen is neatly arranged and has a large sash window which looks over a rear courtyard. From the central hallway there is access down to a cellar which provides excellent storage. Within the ground floor accommodation there is also a cloak room with a shower.

Upstairs the light first floor landing creates a sense of space and leads to four bedrooms. All have built in cupboards and two benefit from being south facing with south facing elevated views across the garden and Shortfield Common.

All bedrooms are served by a bathroom and separate cloakroom.

Outside

Access by car is via a shared gravel drive from Hamflash Lane. Holly Cottage has an open garage and two further parking spaces.

To the rear, there is a courtyard garden with two brick built outbuildings, which are great for storage and currently set up as a laundry/utility space.

The cottage garden, laid to lawn with a pathway and flower beds, enviably faces south with mixed hedges offering great privacy. There is also an area of terrace accessible from the front reception room, providing a great alfresco dining spot.

Services; All mains services

Energy Performance

A copy of the full Energy Performance Certificates is available upon request.

Agent's note; We wish to inform prospective buyers of this property that the seller is related to an employee of Savills.

Viewings; Strictly by appointment with Savills.



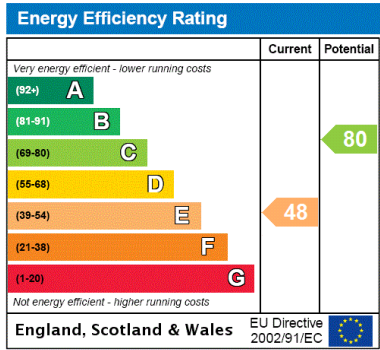


Approximate Area = 131.9 sq m / 1420 sq ft
(Excluding Garage / Carport)
Basement = 16.1 sq m / 173 sq ft
Outbuilding = 9.1 sq m / 98 sq ft
Total = 157.1 sq m / 1691 sq ft
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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