



Smart new build family home in a sought after village

Hamlash Lane, Frensham, Farnham GU10 3AU

Freehold

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Modern open plan family area/kitchen/dining • Drawing room • 3 Bedrooms (2 en suite) • Family bathroom • Attached garage • Driveway • Garden

Local information

1 Shortfield View is located in the highly sought after village of Frensham, about 3.5 miles south of Farnham. Within a few hundred yards of the cottage are the highly regarded pub, The Holly Bush, the Village Community Shop and Post Office and the Recreation Ground with a cricket club, bowls club and tennis club.

The Georgian market town of Farnham provides a good selection of amenities, shops and restaurants. A wider choice of shopping, recreational and cultural pursuits is available at the county town of Guildford. Farnham's main line station offers a fast and frequent service into London Waterloo with journey times from 55 minutes. There is easy access to the A31, A3, M3 and the M25 and Heathrow, Gatwick and Southampton airports.

There is a selection of state and private schools in the area including, St. Mary's CoFE Infant School, South Farnham Junior School, Edgeborough, Frensham Heights, More House and Weydon School. The surrounding area offers miles of superb countryside for cycling, riding and walking, directly from the house if desired, with a network of footpaths leading to Frensham Pond, about a mile further south.

About this property

1 Shortfield View, built in 2018, is a modern and smartly presented semi-detached family home. The sitting room is a bright room with a characterful box bay south facing window and double doors

into the open plan family living space. The open plan family kitchen is a fabulous feature, with a set of bi fold doors and a lantern roof light allowing this to be a wonderfully bright room where you will find the kitchen, dining area and family seating space. The kitchen is fitted in a contemporary style around a central island with breakfast bar seating and integrated appliances. A cloakroom in the hall completes the ground floor. On the first floor is a principal bedroom with built in wardrobe and en suite shower room, a second double bedroom and a family bathroom. On the second floor there is a third double bedroom with an en suite shower room and built in storage in the eaves. There remains scope to create a fourth bedroom above the garage, subject to the usual planning consents.

Outside, the property has a shared access block paved driveway providing space for parking, turning and access to the attached single garage. There is a side gate providing access to the rear garden where there is an area of terrace and an enclosed secluded garden.

Services; All mains services.

Tenure

Freehold

Local Authority

Waverley Borough Council

EPC rating = B





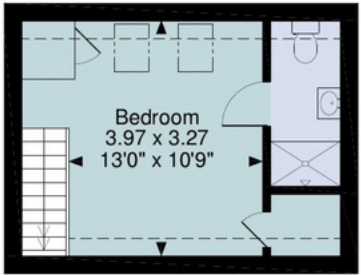
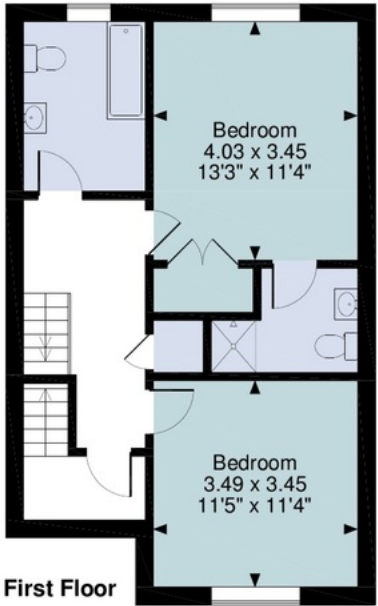
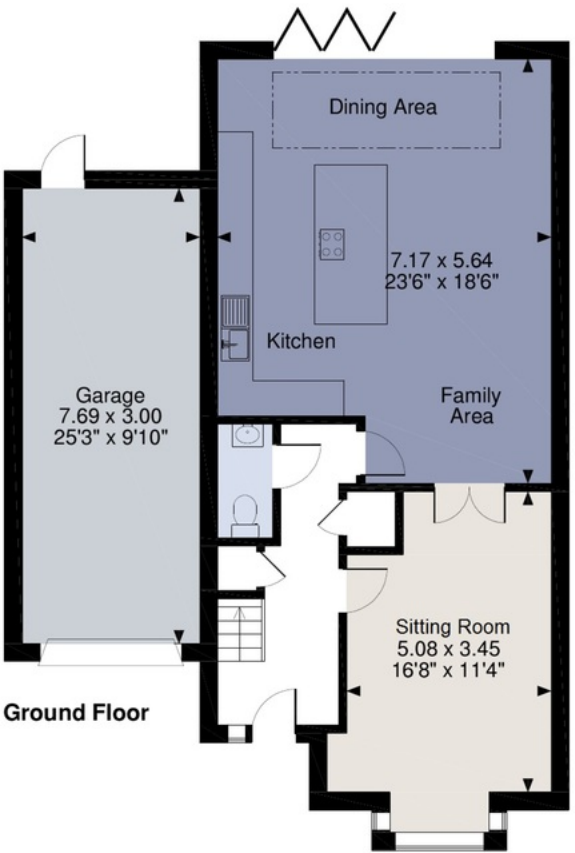
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Gross internal area (approx) 1,485 sq ft / 138 sq m
Outbuildings 248 sq ft / 23 sq m
Total 1,733 sq ft / 161 sq m



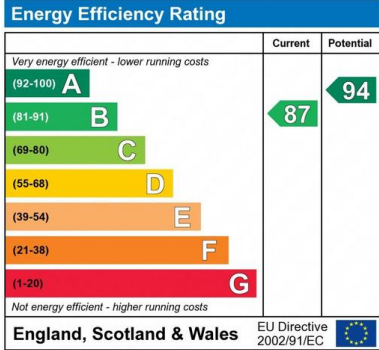
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