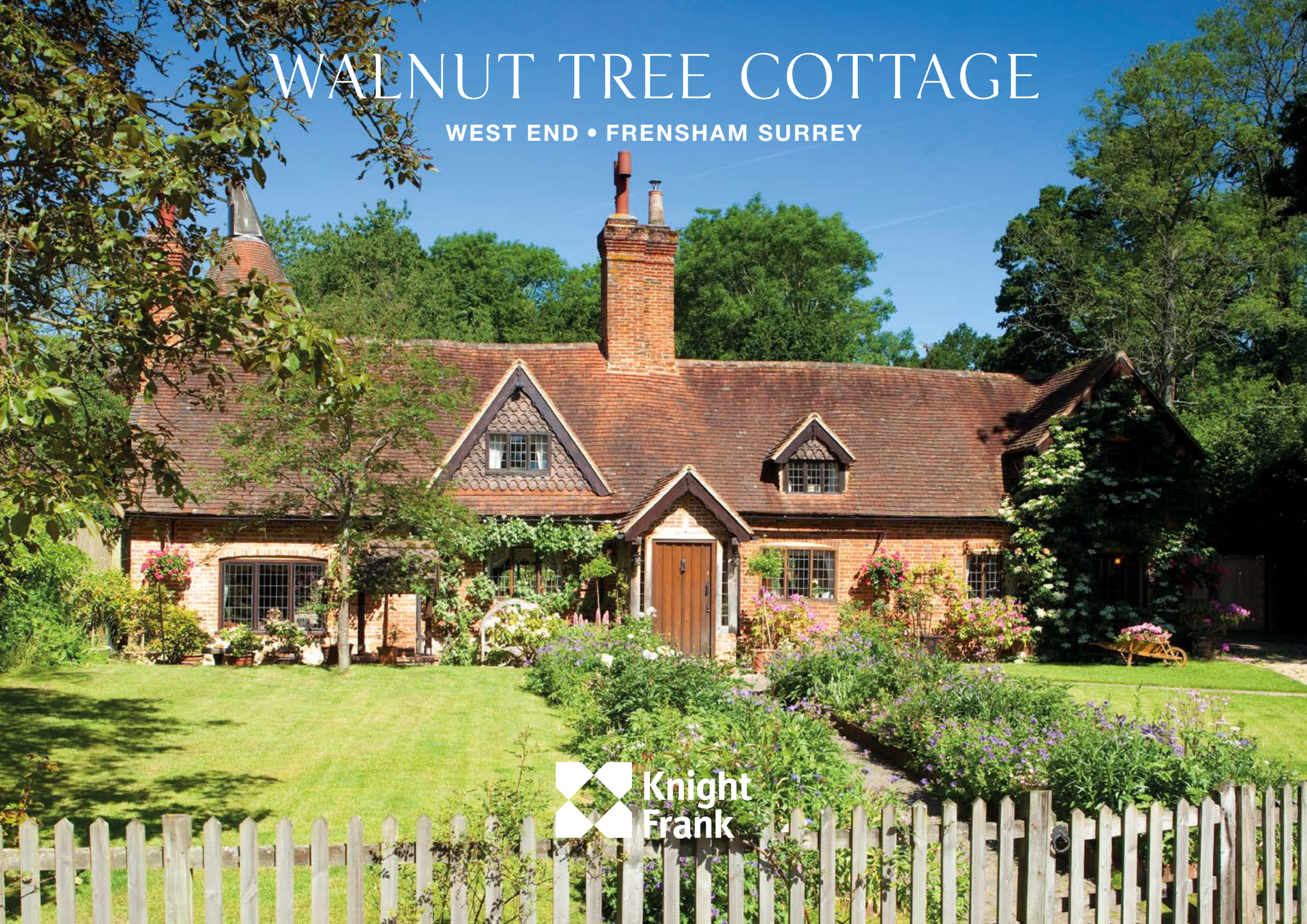


# WALNUT TREE COTTAGE

WEST END • FRENHAM SURREY



 Knight  
Frank

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*An enchanting cottage, tucked away,  
surrounded by countryside.*

## Accommodation

Drawing room • Dining room

Kitchen/Breakfast room with conservatory off  
Study • Utility room • Shower room • Boot room

Main bedroom with dressing room

3 further bedrooms • Family Bathroom • Shower room

Double garage • Pretty cottage garden

**In all approximately 0.28 acres**



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.





## Situation

Walnut Tree Cottage is located on the western side of Frensham which has a church, village shop, post office, public house, Frensham Ponds Hotel and a boating lake.



Farnham 3.5 miles  
 Haslemere 10 miles  
 Guildford 15.2 miles  
 Central London 46 miles  
 (Distances and times approximate)



Within the area are an excellent range of schools including Edgeborough and Frensham Heights in Frensham, Charterhouse and Prior's Field in Godalming, Amesbury and The Royal School, Hindhead, The High School and The Royal Grammar School, Guildford, St Catherine's, Bramley and Cranleigh School, Cranleigh.



Farnham 3.2 miles (London Waterloo 53mins)



The A3 which is within 8.1 miles provides access to the M25 and the international airports of Gatwick and Heathrow.



Sporting facilities including golf at Liphook, Hankley Common, Hindhead and Farnham with racing at Sandown and Ascot.



Frensham Great Pond



The surrounding countryside, much of which is in an Area of Outstanding Natural Beauty, offers miles of pathways for walking and riding. Access into the nearby Alice Holt Forest is off West End Lane.

## Walnut Tree Cottage

Walnut Tree Cottage we understand dates back to the 14th Century and is full of character with extensive oak work and wall and ceiling beams.

The kitchen/breakfast room/conservatory is a focal point of the house with an Aga and enjoys an outlook on to its private rear gardens. There are two good sized principle reception rooms both with open fireplaces in addition to the study with a striking staircase leading up to the first floor.

The first floor accommodation is divided in two with separate staircases. On the western end is the master suite with its vaulted timbered ceiling and also the dressing room in addition to a further bedroom and bathroom. On the eastern end are two further bedrooms and a shower room.

Walnut Tree Cottage, which was updated about 6 years ago, now offers an incoming purchaser the ability to place their own mark on it.

## Gardens and Grounds

Walnut Tree Cottage is approached through a 5-bar gate into a gravel driveway which extends then through double gates to the side of the cottage up to the garaging. A wide pathway leads up to the front door bordered on both sides by well stocked flower beds and lawn. In addition is a pretty well.

To the rear is a paved terrace with steps and stone retaining walls leading up to further levels. These are laid to lawn with flower and shrub borders and manicured hedging. In addition is a small fishpond.

## Outside

To the rear of the cottage is a double garage.

## Services

We are advised by our clients that the property has mains water, electricity, oil-fired central heating and private drainage.

## Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments, etc. are specifically excluded but may be made available by separate negotiation.

## Local authority

Waverley Borough Council – 01483 523333

## Viewing

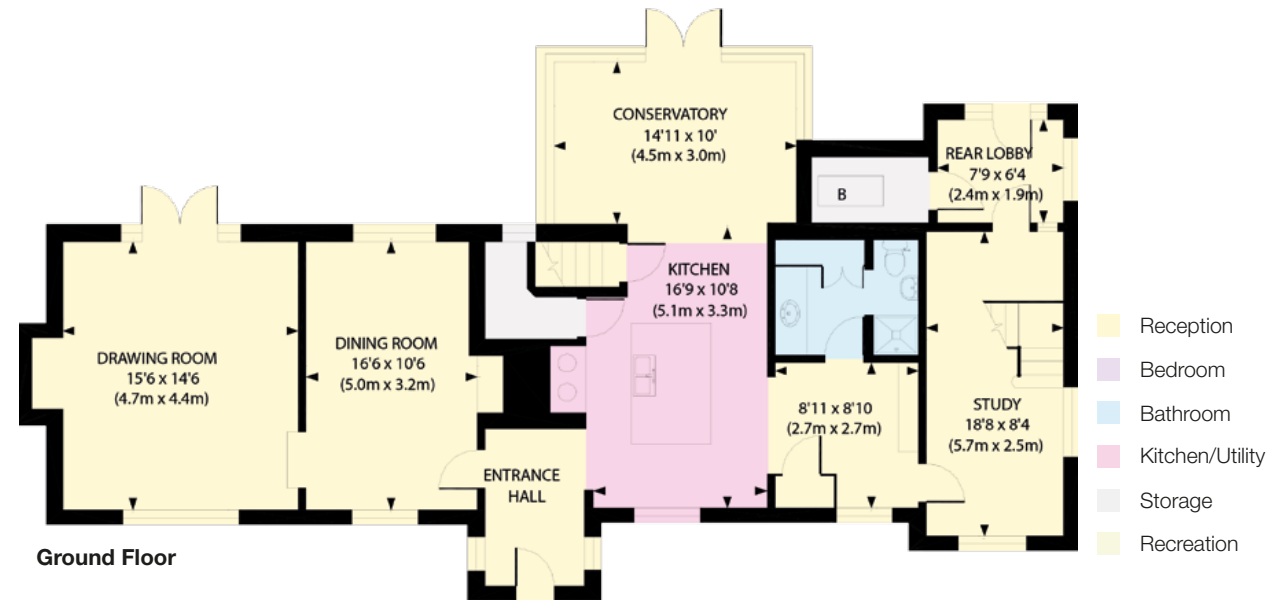
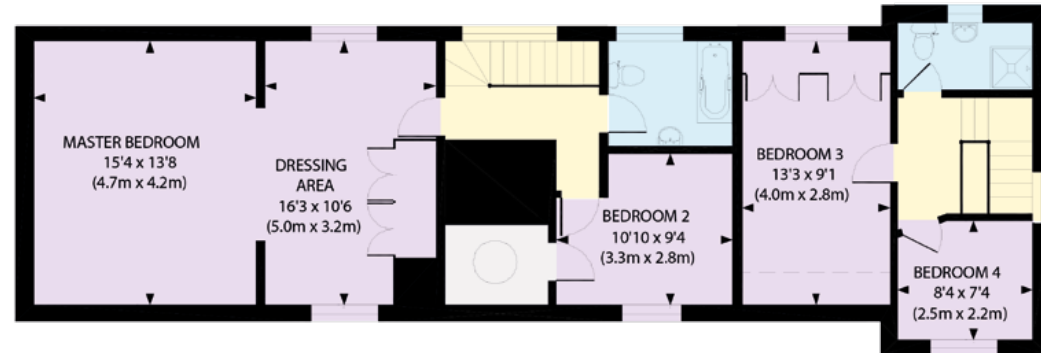
Viewing is strictly by appointment only through Knight Frank.

## Directions (GU10 3EP)

From Farnham take the A287 Frensham to Hindhead road and after 2.5 miles upon entering Frensham, turn right signposted to Dockenfield and Shortfield. After 0.3 miles having passed the village green on your left and the Holly Bush public house on your right, turn right into West End Lane. Follow this for 0.5 miles and at the grass triangle bear left again into West End Lane. Continue along this lane for 0.3 miles and Walnut Tree Cottage will be found on the right hand side.

## Approximate Gross Internal Floor Area

2349 Sq ft / 218 Sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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Energy Efficiency Rating		Current	Potential
100-90%	A		
80-90%	B		
60-80%	C		
40-60%	D		
20-40%	E		
10-20%	F	23	40
0-10%	G		

Net energy efficient - higher saving costs

England & Wales EU Directive 2002/91/EC