



## FRENSHAM PARK MANOR

Nr Farnham, Surrey



## A BEAUTIFULLY RESTORED PERIOD COUNTRY HOUSE IN A MAGICAL SETTING.

Alongside the renowned architect Ian Adam-Smith, our clients have rebuilt, refurbished, and extended the property to exacting standards. This beautifully renovated country house now covers over 13,000 square feet of living space after being extended by about a third. The major new addition includes the leisure complex and indoor swimming pool, whilst further changes include moving and redesigning the tennis court, creating a new driveway, while the renovation retained much of the Edwardian charm.

   EPC  
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Local Authority: Waverley Borough Council  
Council Tax band: H  
Tenure: Freehold  
Postcode: GU10 3HT

## LOCAL INFORMATION

Farnham town centre and station 2.2 miles (3.9 km), Haslemere 9.5 miles (15.93), Guildford 14.1 miles (22.69 km), Heathrow Airport 31 miles (49.88 km), Southampton 38.2 miles (61.47km), London 44.5 miles (71.61km), Gatwick Airport 45.9 miles (49.88 km).

Frensham Park Manor is situated in Lower Bourne, enjoying rural views. The village of Lower Bourne itself is about 1.5 miles away, with local shops and amenities for everyday needs, a church, the highly regarded South Farnham school, a public house, and village green with playground.

The Georgian market town of Farnham provides a good selection of amenities, shops and restaurants. A wider choice of shopping, recreational and cultural pursuits are available in the county town of Guildford.

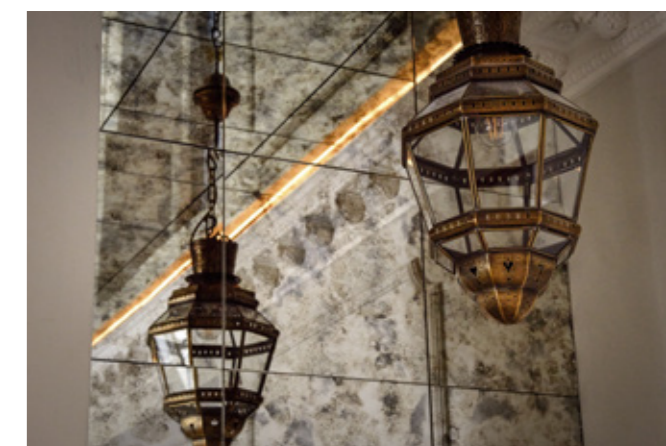
There are a number of good state and private schools in the immediate area, including Edgeborough, More House and Frensham Heights, whilst Charterhouse, Barrow Hills and King Edward's, Witley are within easy reach. There are golf courses in Farnham, Worplesdon, Woking and Hindhead, whilst Sunningdale, Queenswood and Wentworth are slightly further afield.

## TRANSPORT

The A31, A331 and A3 all provide swift access to the M25 and the national motorway network, as well as Heathrow and Gatwick airports. Farnham mainline train station is 2 miles away and provides frequent trains to London Waterloo in approx. 50 minutes.







## ACCOMMODATION

Frensham Park Manor is believed to date from the Edwardian era and has been elegantly extended and refurbished by the present owners. The house flows beautifully, with the main reception rooms opening out onto an expansive stone terrace along the southern elevation. Attention to detail is the hallmark of this property, with extensive use of natural stone, marble and designer kitchen and bathrooms.

There are six main reception rooms including a spectacular entrance hall. The drawing room, orangery and open plan kitchen are particularly fine. On the first floor is a large main bedroom suite with ensuite bathroom, two dressing rooms, and a private balcony, with three further bedroom suites arranged off the landing. Two further bedroom suites and a play room are on the top floor. A wing provides a study, artist's studio, kitchen and office, equally suitable as a housekeeper's annexe. A link leads through to an indoor pool complex with gymnasium.





There is air conditioning in the principal bedrooms and underfloor heating to most of the tiled floor surfaces.

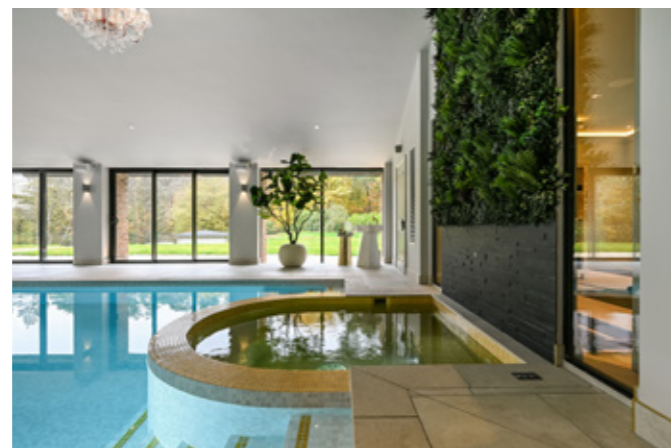
Planning consent exists for the creation of an outdoor swimming pool and large garden pavilion to the east of the house, ideal for use as a games room or office, as well as a loggia extending out onto the terrace from the kitchen. Further information is available from the agents.







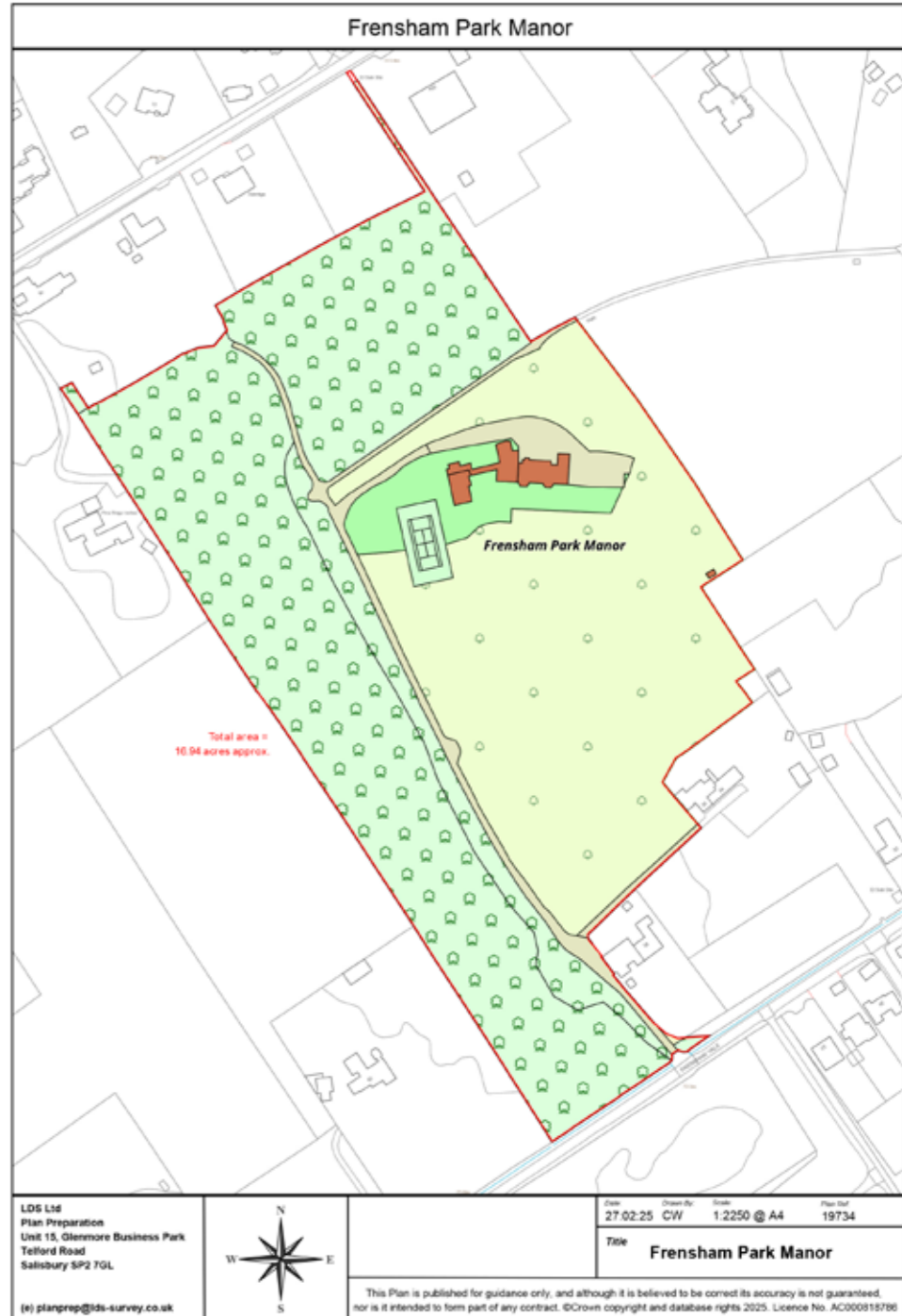




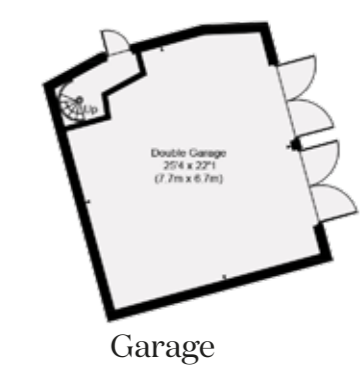
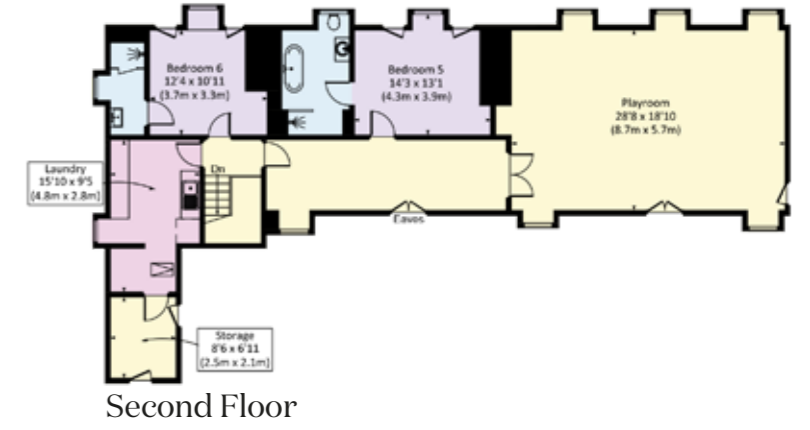
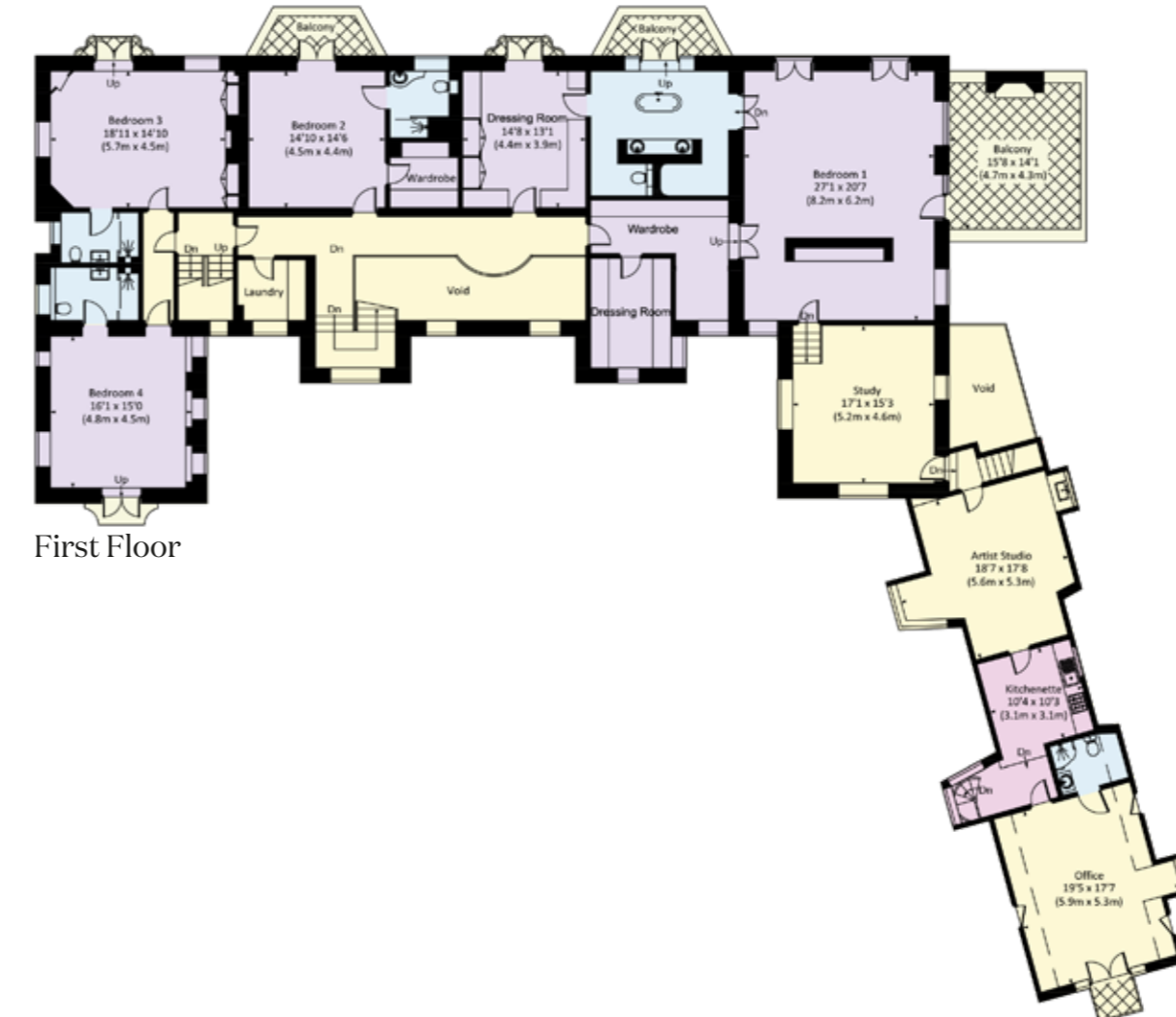
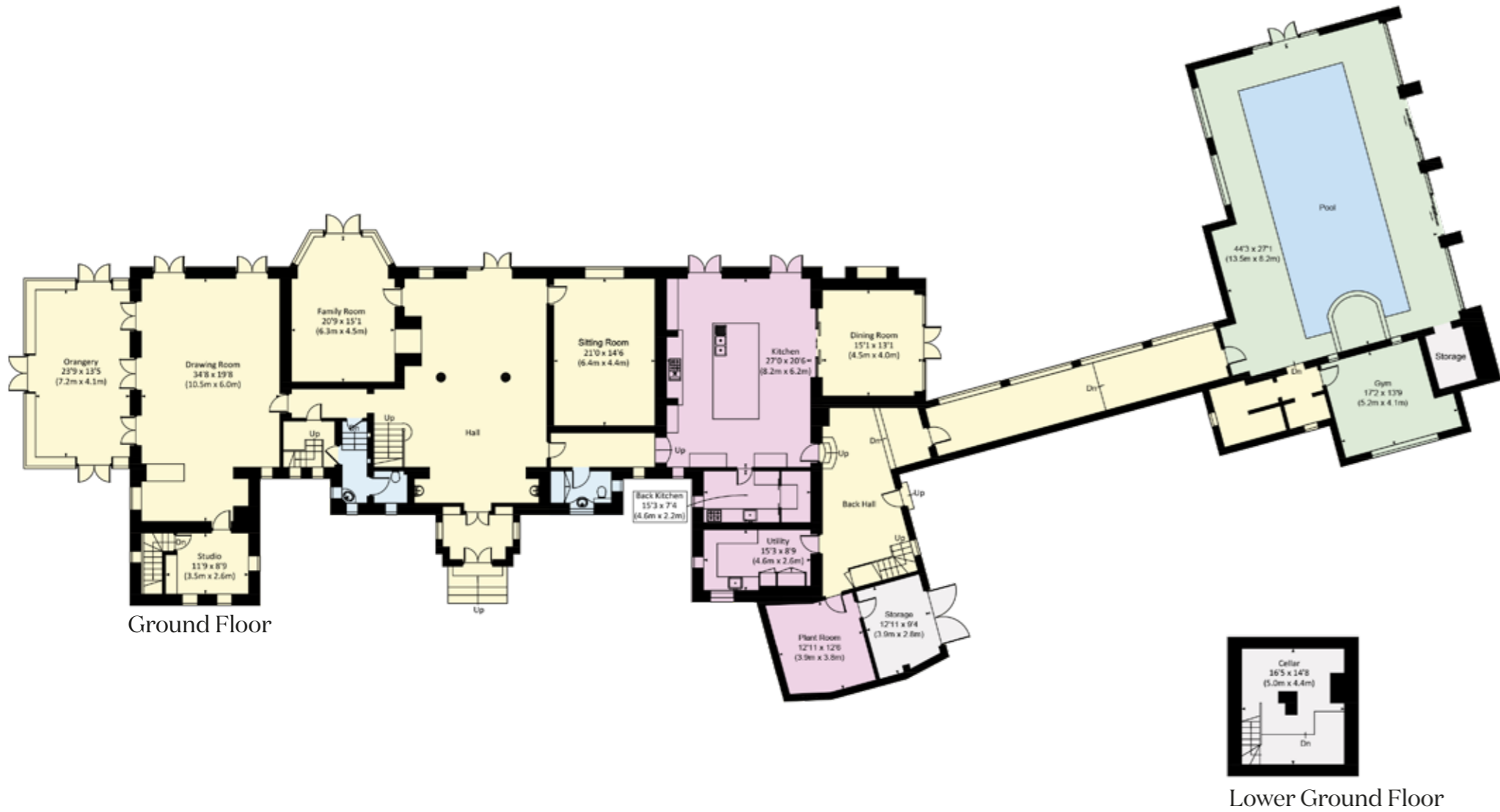




Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number: No. 100021721."



LDS Ltd Plan Preparation Unit 15, Glenmore Business Park Telford Road Salisbury SP2 7GL  (e) planprep@lds-survey.co.uk		Date: 27.02.25 Drawn By: CW Scale: 1:2250 @ A4 Plan No: 19734
		<p style="text-align: center;"><b>Title</b></p> <p style="text-align: center;"><b>Frensham Park Manor</b></p> <p style="font-size: small;">This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. ©Crown copyright and database rights 2025. Licence No. AC000815786</p>



Approximate Gross Internal Area  
 Main House = 1157.9 sqm / 12,463 sqft  
 Garage = 48.5 sqm / 522 sqft (Excluding Void)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
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