

The Little Mews, Frensham Road, Frensham

Farnham, Surrey, GU10 3DS

Guide Price £575,000

ANDREW LODGE

estate agents







The Little Mews, Frensham Road

Frensham, Farnham

A charming and individual detached single storey cottage in a wonderful tucked away setting

- Particularly attractive and individual detached cottage dating from approximately 1910
- Tucked away and peaceful setting
- Considerably improved by the current owners
- Two generous double bedrooms
- Attractive kitchen/dining room
- Hallway with useful utility area
- Private driveway with parking for two vehicles
- Garage
- Manageable, private garden
- Moments walk to Frensham Great Pond
- Short walk to St Mary's Infant School
- Close to Frensham village
- Surrounded by beautiful countryside

Tucked away in a particularly peaceful and desirable setting, this attractive and individual detached cottage dates back to approximately 1910 and has been the subject of considerable improvement by the current owners. The result is a charming and characterful home which combines the appeal of a period cottage with comfortable and thoughtfully arranged accommodation.

The Little Mews, Frensham Road

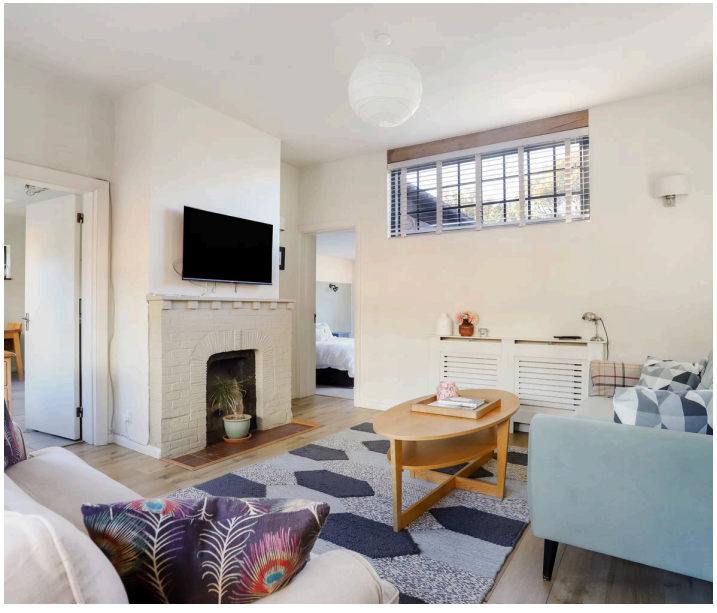
Frensham, Farnham

The property offers two generous double bedrooms, a luxurious shower room and an attractive kitchen/dining room, together with a welcoming hallway incorporating a useful utility area. Central to the property is a separate sitting room with fireplace. The accommodation is complemented by a private driveway providing parking for two vehicles, a garage and a manageable garden which enjoys a good degree of privacy.

An appealing feature is its location. Tucked away and yet within easy reach of the heart of Frensham village, with its local amenities close at hand, including the community village store and post office, the much-loved Holly Bush Pub, and Hollowdene Recreation Ground. The surrounding area is renowned for its beautiful countryside and stunning walks, whilst Frensham Great Pond and the Little Pond are just moments away, providing an exceptional setting for enjoying the outdoors throughout the year. St Mary's Infant School is a minute's walk, making this an especially convenient location. There is also a bus stop on the green linking Farnham to Haslemere.

This is a home which offers a rare combination of character, privacy, convenience and an enviable countryside setting, making it an appealing proposition for those looking to enjoy the very best of village life in Frensham.













The Little Mews, Frensham Road

Frensham, Farnham

General: Services - Mains water and electricity. Gas central heating to radiators / Local Authority - Waverley Borough Council, The Burys, Godalming, GU7 1HR 01483 523333 / Council Tax Band D with an annual charge for the year ending 31.03.27 of £2,606.68 / Tenure - Freehold / EPC Rating - F / Mobile phone signal available/Superfast broadband.

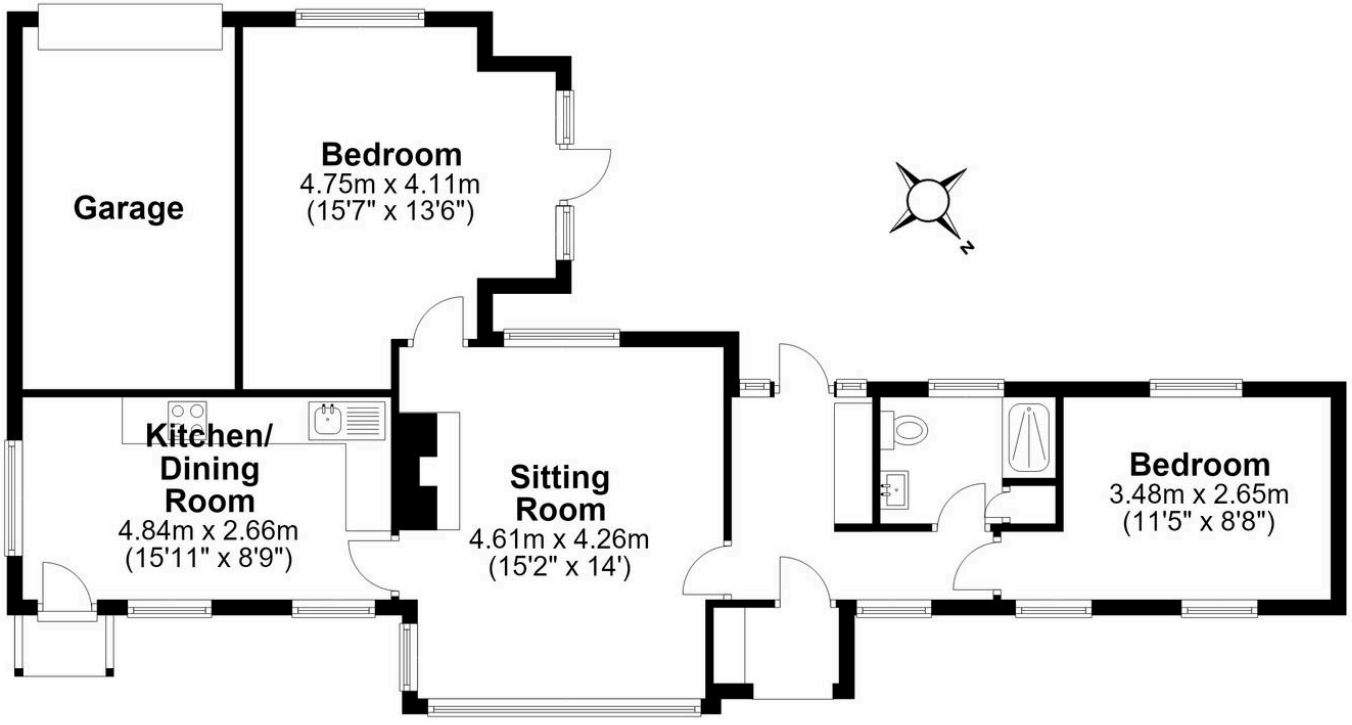
Situation: Frensham is renowned for its stunning countryside and beauty spots, including Frensham Big Pond and Little Pond. There are excellent opportunities within the immediate area for walking, riding, sailing and cycling with much of the neighbouring land belonging to the National Trust, Forestry Commission and RSPB. The Hollowdene recreation ground offers cricket, football, tennis and bowls clubs. There is a local store/post office and popular pub in the village. Several golf courses can be found in the area, including Hankley, Hindhead and Farnham golf club at The Sands.

Farnham: The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafés and an excellent choice of restaurants. There is a Waitrose, Sainsbury's, Leisure Centre, David Lloyd Club, local Rugby, Football, Cricket and Tennis clubs. The new 6 screen REEL cinema has been a welcome addition to the town.

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Ground Floor

Approx. 86.3 sq. metres (929.4 sq. feet)



House area: approx. 73.0 sq. metres (785.8 sq. feet)
Garage area: approx. 13.3 sq. metres (143.2 sq. feet)
Total area: approx. 86.3 sq. metres (929.0 sq. feet)

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. They are intended to give a fair description of the property but their accuracy is not guaranteed nor do they form part of any contract. All information should be verified by yourself and your professional advisors. We have not carried out a survey nor have we tested the services, appliances and specific fixtures and fittings. It must not be assumed that the property has all or any necessary planning permissions, building regulations or any other consents. Room sizes are approximate and they have been taken between internal wall surfaces and therefore include cupboards, shelves etc. Accordingly they should not be relied upon for carpets, curtains and furnishings

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Directions: Leave Farnham via Firgrove Hill and continue over the traffic lights and down the hill into Frensham Road, through Lower Bourne and on into Frensham. At the Green you will see St Mary's School on the right, just past the school and before the turning to Frensham Pond, turn right into the driveway leading to Frensham Grange, where The Little Mews is situated on the right.