



5 Peakfield, Frensham

Farnham, Surrey, GU10 3DX

Guide Price **£750,000**

ANDREW LODGE

estate agents



5 Peakfield

Frensham, Farnham

A well presented, spacious and versatile 4/5 bedroom semi-detached family home in the highly sought after village of Frensham

- 4/5 bedrooms
- 2 bath/shower rooms
- Sitting room
- Study/Bedroom 5
- Kitchen/dining/family room
- Parking on driveway for 2 vehicles
- Large garden backing onto playing field
- Stunning views over surrounding countryside

Property Summary: Having been the subject of considerable improvement by the current owners, an opportunity to purchase a four/five bedroom semi-detached family home now offering well presented, flexible accommodation in a sought after village setting with views over surrounding countryside.



Front door to: Entrance Porch: Arch to: **Entrance Hall** - Staircase to first floor, deep understairs storage cupboard. **Sitting Room** - Front aspect, superb views, attractive cast iron open fireplace, wall light points. **Bedroom 5/Study** - Front aspect, superb views.

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Stunning Kitchen/dining/family room – Rear aspect, delightful views over the rear garden. Kitchen – well fitted with a wealth of eye and base level units, enamel sink unit, central island/breakfast bar. Bosch twin ovens, five ring gas hob and extractor hood, integrated dishwasher, wine fridge, integrated fridge and separate freezer, oak worktops, pull out larder cupboard and store. Velux windows, space for table and chairs, casement double doors to rear garden, through to: **Family area:** With casement double doors to outside. **Cloak/Shower room** – Frosted window, appliance space. Large walk-in shower with glass screen, wash hand basin, w.c., heated towel rail, plumbing for washing machine. **Stairs to First Floor** – Built-in cupboard, access to loft via pull down ladder. **Bedroom** – Front aspect, stunning views over surrounding countryside, fitted wardrobes, attractive fireplace. **Bedroom** – Rear aspect, fitted wardrobes, lovely outlook to rear. **Bedroom** – Front aspect, superb views, built-in wardrobes. **Bedroom** – Rear aspect, delightful outlook to rear. **Modern bathroom** – In classic white, frosted window, tile enclosed bath with pull out shower, separate shower cubicle with glass screen, w.c., vanity wash hand basin with cupboard under, linen cupboard, heated towel rail.

Outside – to the front and side – Driveway providing parking for two vehicles, area of lawn. **To the rear** – Attractive paved patio/sun terrace ideal for entertaining and al fresco dining, to large area of lawn, mature borders, enclosed by fencing and gated access onto a playing field. Large timber shed, power and light.



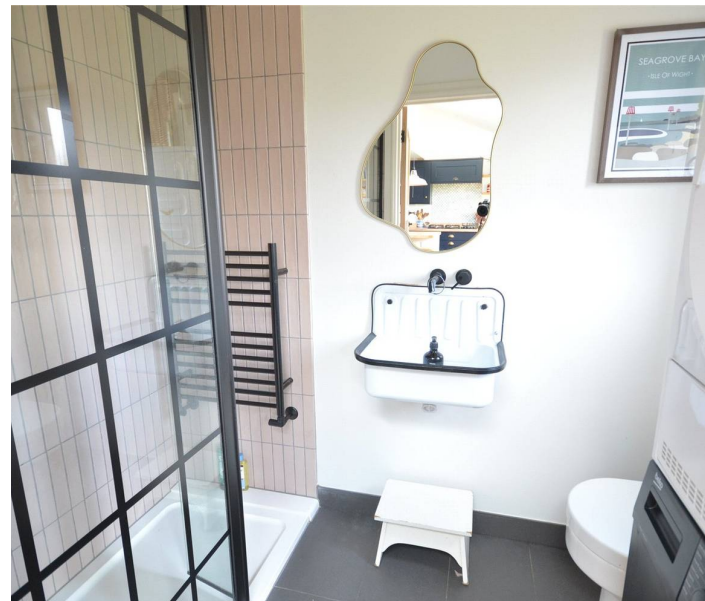


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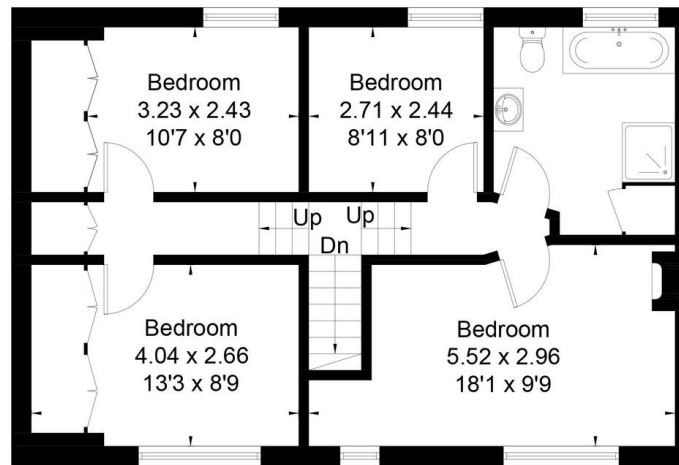
General: Services – Mains water, electricity and drainage. Gas heating to radiators. / Local Authority – Waverley B.C., The Burys, Godalming GU7 1HR 01483 523333 / Council Tax – Band E with an annual charge for the year ending 31.03.26 of £3,032.60. / Tenure – Freehold. / EPC rating – D / Mobile signal available. Superfast broadband (via Ofcom).

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. Several golf courses can be found in the area, including Hankley, Hindhead and Farnham golf club at The Sands. **Frensham:** There is a village shop/post office and public house. An excellent choice of both state and private schools are within the area, including St Mary's Infant School, Frensham Heights and Edgeborough.

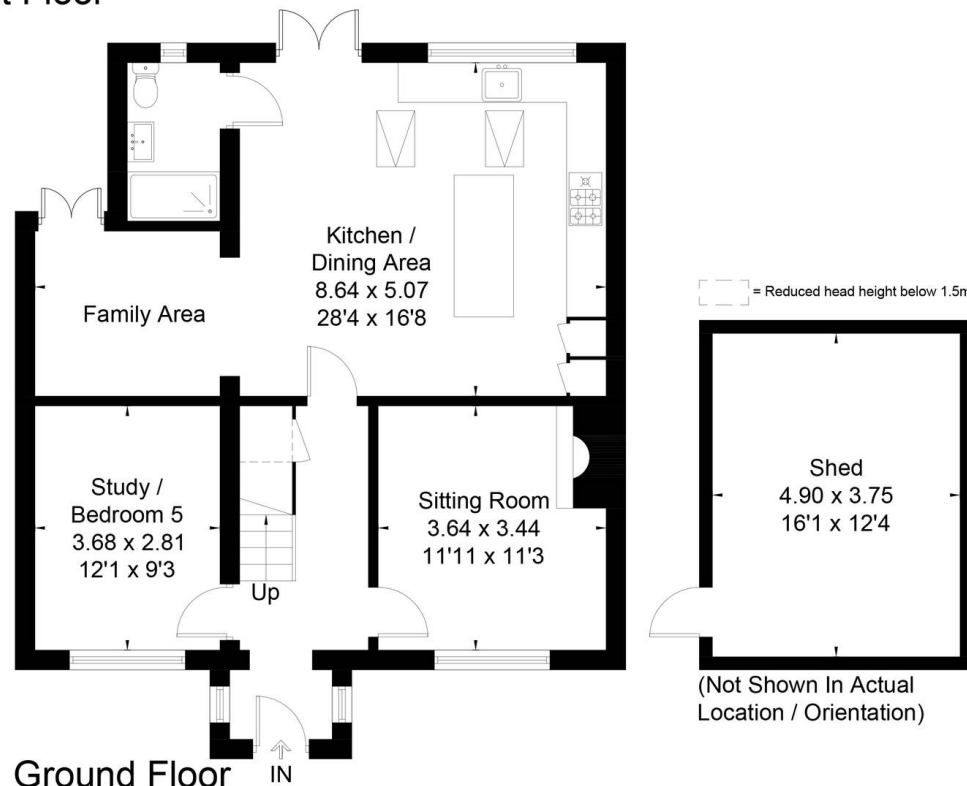


Farnham: The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafés and an excellent choice of restaurants. There is a Waitrose, Sainsbury's, Leisure Centre, David Lloyd Club, local Rugby, Football and Tennis clubs, and Farnham's historic deer park offering over 300 acres of beautiful open countryside.

Approximate Floor Area = 137.7 sq m /1482 sq ft
(Excluding Shed)



First Floor



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #103216



Andrew Lodge Estate Agents

Andrew Lodge Ltd, 28A Downing Street – GU9 7PD

01252717705 • info@andrewlodge.co.uk • andrewlodge.net/

Directions: Leave Farnham via the A287 Firgrove Hill. At the traffic lights at the crossroads go straight over and continue on through the village of Lower Bourne. Continue on through Frensham Village, turn right before the school and follow this road for approximately ¼ mile. Take the second entrance on your left into Peakfield where number 5 can be found on the left hand side.