



LANE END
FRENHAM, SURREY



A MUCH LOVED VILLAGE HOUSE.

ACCOMMODATION

Reception hall | Drawing room | Dining room | Sitting room | Kitchen/breakfast room
Utility room | Cloakroom | Cellar

Principal bedroom suite | Further bedroom suite
Three further bedrooms | Family bathroom | Office

Double garage | Plant room and machine room | Garden shed
Gardens | Swimming pool | Stables | Manege | Paddock

In all about 2.7 acres

SITUATION

Lane End is located on the southern side of the charming village of Frensham, which has a church, village shop, post office, public house, Frensham Ponds Hotel and a boating lake.

Within the area is an excellent range of schools, including Edgeborough, Frensham Heights and Moore House 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.

Recreational opportunities include golf at several local clubs including Liphook, Hankley Common, Hindhead and Farnham.

There is shooting and fishing at several local venues, polo at Hurtwood Park and Cowdray, racing at Epsom and Goodwood and sailing at Frensham Ponds and Chichester Harbour. Locally there is cricket, tennis and bowls at the recreation ground. The Surrey Sports Park in Guildford offers professional-level training facilities.

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 on the western side of the village.

Distances: Farnham 3.3 miles (London Waterloo from 51 minutes), Haslemere 8.4 miles (London Waterloo from 57 minutes), Guildford 13.8 miles (London Waterloo from 36 minutes), Central London 45.5 miles

Roads: A3 Thursley 6.5 miles, M25 (Wisley Junction 10) 21.8 miles

Airports: London Heathrow 31.2 miles, London Gatwick 42 miles

(Distances and times approximate)



LANE END

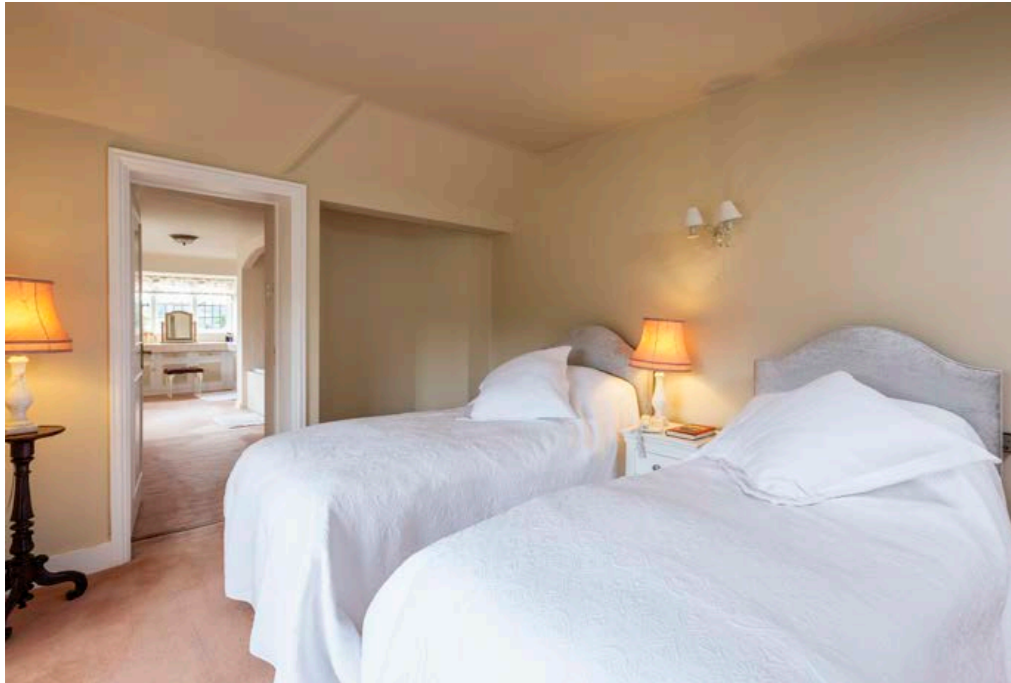
Lane End is a charming village house that has been in the same ownership for the last 49 years. We are advised that the house dates back to the 18th century and since then has been sympathetically extended over the years.

The house is approached into a welcoming reception hall with the reception rooms leading off. The house is full of light, with generous ceiling heights, whilst the reception rooms each have fireplaces. Of the note is the picture window on the western side of the drawing room with lovely distant views, over the paddock.

A wide staircase rises to the first floor, where there are a good balance of bedrooms and bathrooms.

The house now offers an incoming purchaser the opportunity of 'placing their mark' on a special village house, in an area surrounded by so many excellent schools.







OUTBUILDINGS

To the northwest of the house is a double garage with an adjoining plant room and machinery room.

Beyond this is the stable yard with 4 loose boxes, a separate stable/tack room and a garden shed.



GARDEN AND GROUNDS

Lane End is approached into a tarmacadam driveway that extends up the side of the house, to the garaging.

The front boundary is defined by a brick wall and hedging providing a good degree of privacy, with on the inside a row of mature flowering Cherry trees. Within this is a gate that leads onto a path that extends down to the front door and around the house. Lawns run along the front of the house extending around to an ornamental pond surrounded by manicured shrub borders. Extending off the back of the house is a paved terrace.

The remainder of the gardens which are well screened, are laid to lawn to lawn interspersed by flower and shrub borders. The swimming pool is discretely tucked away surrounded by manicured high hedging. The gardens are a feature of the property, having been beautifully maintained and offering an array of colour through the year.

To the west of the gardens is the paddock land incorporating the stable yard and horse walker. To the north is a grassed area with the manege.



PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water, electricity, drainage and gas fired central heating.

Local Authority: Waverley Borough Council - 01483 523333

Energy Performance Certificate: Rating: Band E

Council Tax Band: H

Tenure: Freehold

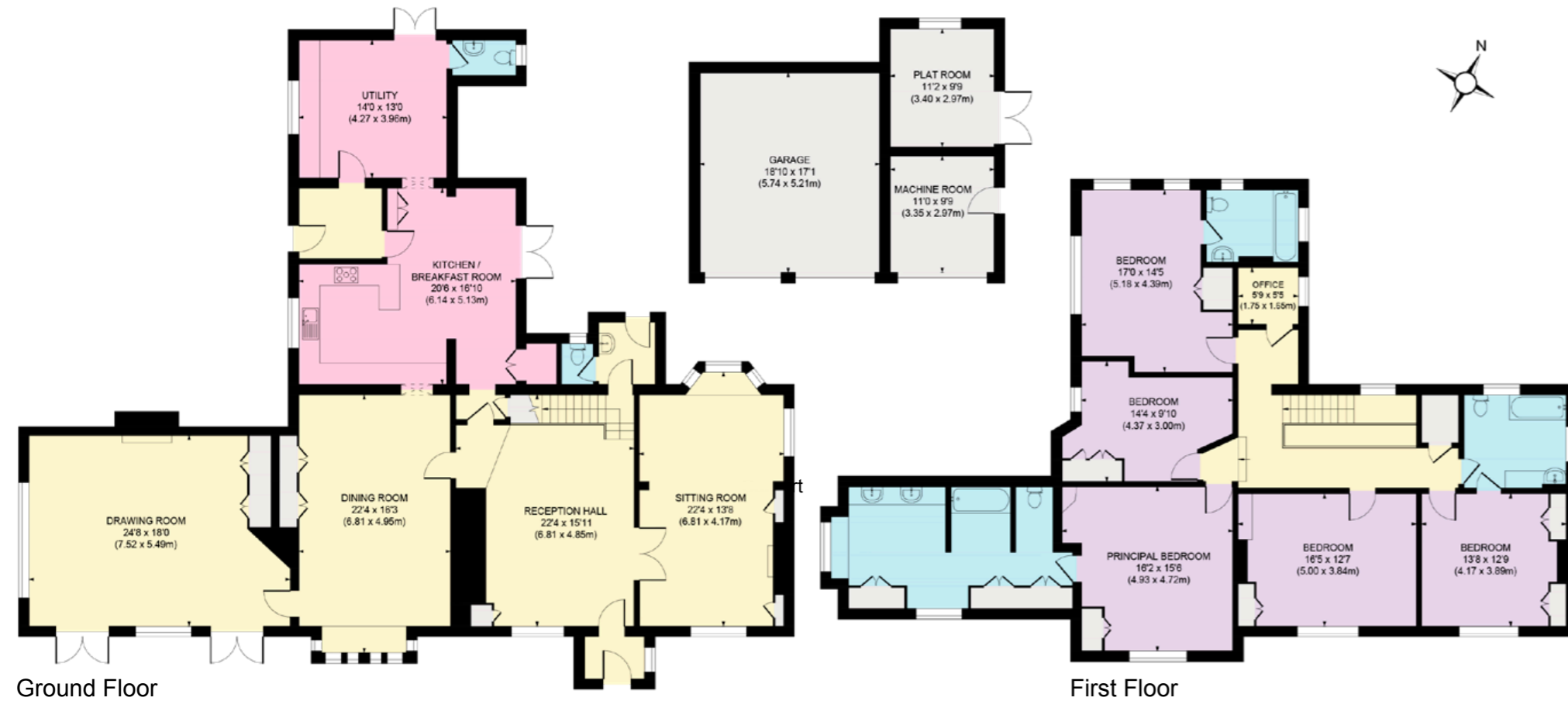
Agents Note: Please note that the horse walker is not included within the sale.

What3Words: brightons.gone.able

Directions (Postcode: GU10 3DT)

From Guildford, proceed out in a westerly direction on the A31 towards Farnham. After about 7 miles, upon reaching the Shepherd and Flock roundabout, bear left continuing on the A31 signposted Winchester and Farnham. At the next set of traffic lights, bear left into the Tilford Road signposted to Farnham Station. Continue up the Tilford Road, crossing the railway track and after 0.4 mile at the traffic lights turn right into Great Austen's. Continue until the next 'T' junction and turn left on to the A287 (Frensham Road). Follow this for 2.5 miles into Frensham, and having passed Shortfield Common Road on your right, follow the road up the hill for 0.4 miles and turn right into The Street. Lane End is the second house on the right-hand side.

Viewings: Viewing is strictly by appointment through Knight Frank



Approximate Gross Internal Area
Main House = 3,903 sq ft / 362.50 sq m
Carport = 428 sq ft / 39.70 sq m
Total = 4,441 sq ft / 412.50 sq m

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.

Nigel Mitchell
01483 617916
nigel.mitchell@knightfrank.com

Knight Frank Guildford
2-3 Eastgate Court, High Street Guildford,
Surrey, GU1 3DE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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