

# Newquay, Frensham, Farnham, GU10

Approximate Area = 1156 sq ft / 107.3 sq m (includes garage)  
Outbuildings = 127 sq ft / 11.7 sq m  
Total = 1283 sq ft / 119 sq m  
For identification only - Not to scale



## Frensham Road, Frensham, Surrey, GU10

Guide Price £600,000

A fantastic opportunity to purchase this chalet bungalow in need of modernisation, set in this popular position within the village of Frensham.

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**LOCATION**

This attractive property sits in a slightly elevated position with lovely views over its own gardens and adjacent fields and woodland. Frensham Village itself is a short distance from the house with a village store, village cricket green and local pub opposite. There are further amenities at Lower Bourne and at Farnham town centre itself is about 2.4 miles away. Farnham boasts a good selection of shops, cafes and restaurants. There is easy access to the A31 which leads up to the A3 and M25 and also the A331 and the M3. Farnham is also on the main line railway to London Waterloo. There is an excellent choice of schools from this location with a good mixture of private and state schooling.

**LOCAL AUTHORITY**

Waverley Borough Council, Godalming

**DISCLAIMER**

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars

**ACCOMMODATION**

- Two reception rooms
- Two bedrooms
- Far reaching views
- Large secluded gardens
- Potential to extend (stpp)
- Garage and driveway
- Prime village position
- Immediate proximity to countryside walks

**DESCRIPTION**

This pretty detached bungalow is immaculately presented throughout and is located in a very sought after position in Frensham. The property benefits from two reception rooms, large garage, pretty garden and far reaching woodland views.

The property has been a much loved home in a desirable position in Frensham which is a mile away from Lower Bourne and just over two miles away from Farnham town.

The accommodation comprises entrance hall, dual aspect family room, sitting room with patio doors to garden, kitchen/breakfast room, conservatory with French doors to rear, downstairs bedroom with built in wardrobe, family bathroom and downstairs cloakroom. Upstairs there is a large bedroom with built in wardrobe and access to large eaves storage.

Outside to the rear is a wonderful garden with an array of flowers, shrubs and bedding plants. There are spectacular elevated views over woodland to be enjoyed and there is a greenhouse, shed, large garage and there is gated access to the far end of the garden. There are two seating areas as well as a large patio area and to the front is a lawned area that is well screened. In all the gardens are approximately 0.4 acres.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>73</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	<b>32</b>
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	