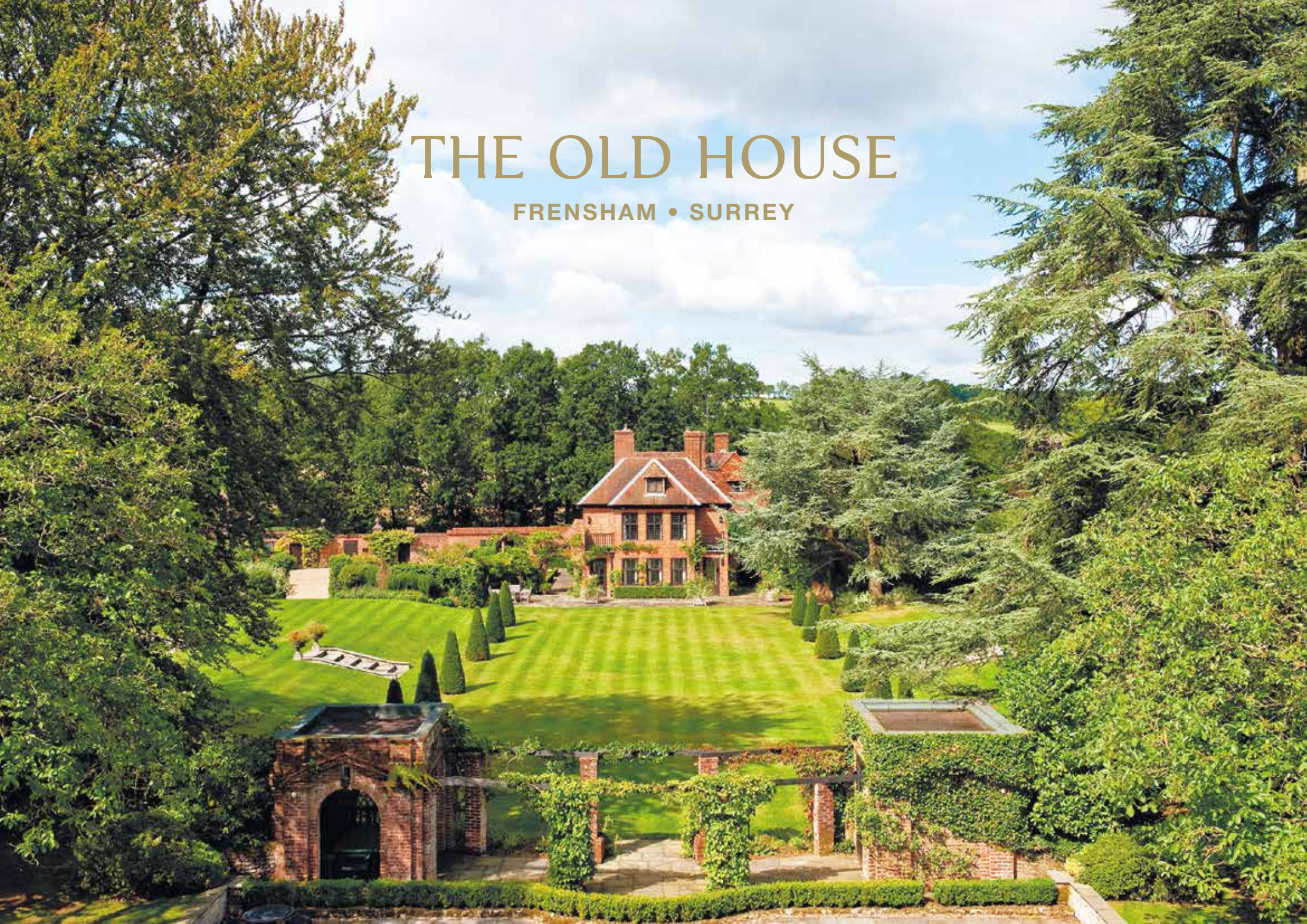


THE OLD HOUSE

FRENHAM • SURREY







THE OLD HOUSE

FRENESHAM • SURREY

A beautifully presented Grade II listed country house with stunning gardens, situated on the edge of a highly sought after village and with frontage on to the River Wey

Reception hall • Drawing room • Dining room • Sitting room • Study
Kitchen/breakfast room • Utility area • Cellar

Vaulted master bedroom with dressing room and balcony • 7 further bedrooms • 4 bathrooms

2 bedroom cottage • Garaging for 4 cars • Outbuildings • Victorian greenhouse • Summer house
Stabling with 2 loose boxes and tack room • Formal and informal gardens • Orchard
Tennis court • Heated swimming pool • Paddocks • Frontage to the River Wey

Gross Internal Areas (approximate):

House: 5,995 sq ft

Outbuildings: 3,017 sq ft

Total: 9,012 sq ft

In all about 19 acres

Guildford

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These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

Situation



- Farnham 4 miles
- Guildford 15 miles
- Central London 46 miles



- Edgeborough and Frensham Heights in Frensham
- Amesbury and The Royal School in Hindhead
- Prior's Field and Charterhouse in Godalming
- Guildford High and Royal Grammar School
- St Catherine's at Bramley
- Cranleigh School



- A3 7.5 miles
- A31 4 miles
- M25 (Junction 10) 23 miles
- M3 (Junction 4) 13 miles



- Heathrow 31 miles
- Gatwick 44 miles



- Hindhead
- Hankley Common
- Farnham
- Blackmoor
- Liphook



- Sandown
- Ascot
- Epsom



- Cowdray Park
- Hurtwood Park



- Frensham Great Pond
- The South Coast



- The surrounding Surrey Hills Area of Outstanding Natural Beauty offers miles of paths for walking and riding.





The Old House

- The Old House is a superb Grade II listed country house situated on the edge of the much sought after village of Frensham, within stunning gardens and grounds.
- The house would once have been the main farm in the area and dates, we understand, back to the 16th century with late 17th century/early 18th century additions and refronting, and further 20th century additions.
- The attractive facades are built of brick under a tiled roof. The result is a house of great charm with some rooms enjoying beams and others, particularly the drawing room, having high ceilings and grand proportions.
- The accommodation is extensive with 3 excellent reception rooms arranged off the reception hall, with its inglenook fireplace and wide boarded timber floor. The drawing room is a fine room and has an attractive outlook over the gardens, a wooden floor and impressive fireplace with wood burning stove. The panelled dining room and sitting room have great character and there is also a study.
- The well-appointed kitchen leads through to the breakfast room and there is planning permission in place (WA/2013/0757) to extend and open up this area.
- The bedroom accommodation is extensive with a superb vaulted and beamed master bedroom enjoying lovely views of the gardens and grounds, and having its own expansive bathroom, dressing room and balcony. In addition on the first floor, there are a further 3 bedrooms and 2 bathrooms, and an additional 4 bedrooms and bathroom on the second floor.
- To the west of the inner courtyard there is a cottage with 2 bedrooms, bathroom, shower room and kitchen, and there are in addition a double garage, workshop, open store and large greenhouse.









- Reception Rooms/General Living & Circulation areas
- Bedroom/Dressing Rooms
- Bathrooms
- Work Rooms: Kitchen/Workshop/Utility/Plant
- Storage





Approximate Gross Internal Floor Area

House: 557.0 sq m (5,995 sq ft)

Outbuilding: 280.3 sq m (3,017 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the brochure.



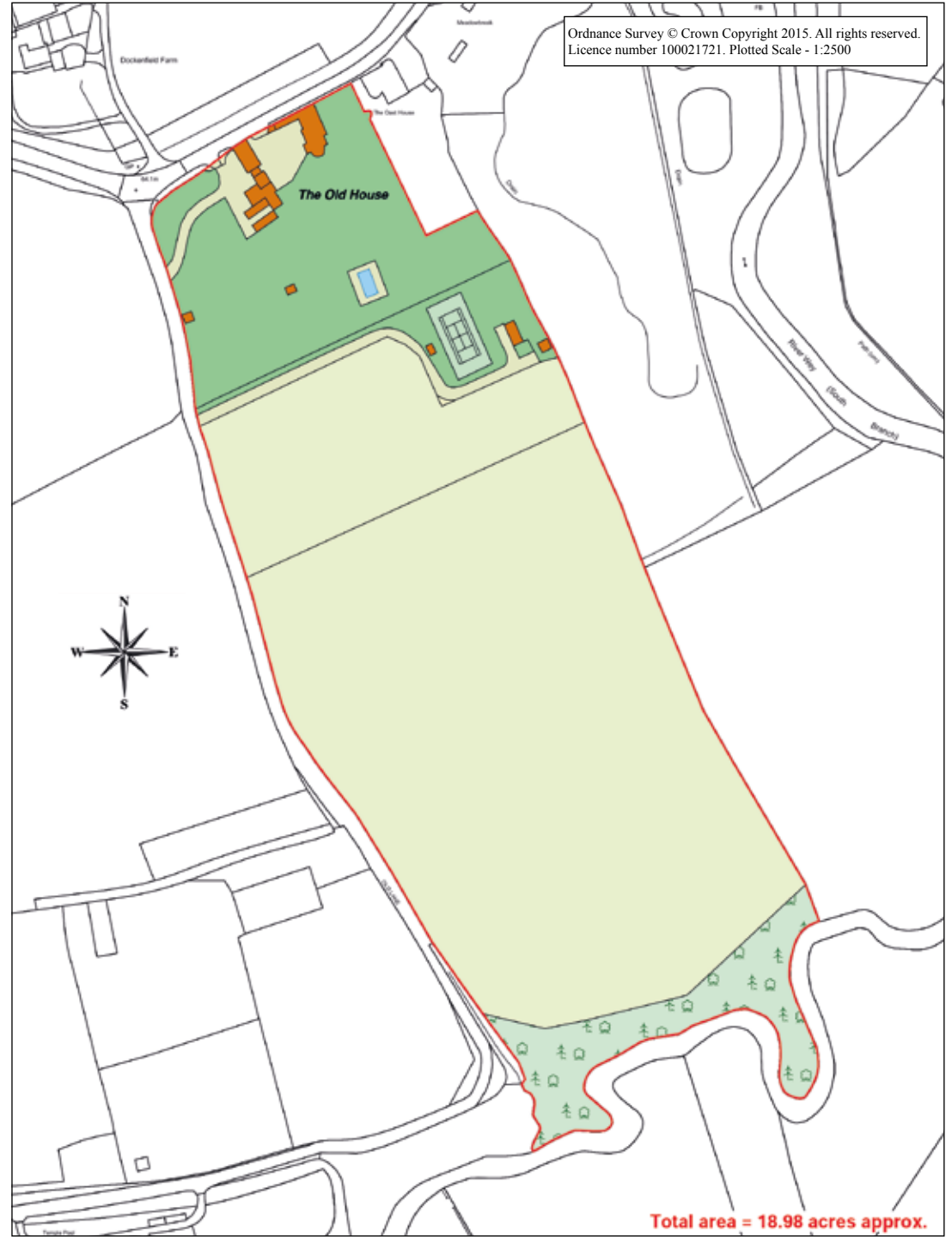


Gardens and grounds

- The gardens and grounds are a superb feature of the property and we understand that they were remodelled in the 1930s. They are laid out both formally and informally with an avenue of trees leading up to the very stylish swimming pool with electronic safety cover, with large terrace.
- There are expansive lawns interspersed with mature specimen trees and shrubs, a pond to the east of the house, and wooded walks to the south.
- There is a hard tennis court with adjacent stabling with 2 loose boxes and tack room.
- Beyond the gardens are paddocks at the end of which is frontage onto the River Wey.
- The house is approached off Old Lane via a winding gravelled drive which runs under a bell tower which links the garaging and the open store. This leads to an inner courtyard with abundant parking.
- The Old House represents a wonderful opportunity to buy a very attractive, classical period country house set within grounds of about 19 acres which have been beautifully maintained and tended over the years, on the edge of a much sought after and very commutable village.









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. ES100017767."

Services

We are informed by the vendors that the property has mains electricity and gas, with private drainage.

Fixtures and fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

Local Authority

Waverley Borough Council. Tel: 01483 523333.

Tenure

Freehold

Directions (GU10 3EF)

From London, proceed south along the A3 and join the A31 shortly after passing Guildford, sign posted towards Farnham. From Farnham, follow the A287 south towards Churt and Hindhead, passing through Lower Bourne.

Continue past the Bay Tree Restaurant, which will be on the left, with Edgeborough School on the right. Upon reaching Frensham turn right into Shortfield Common Road and pass the village stores on the left hand side. Proceed past the green and out of the village for about 1.6 miles and turn left into Old Lane. The driveway for The Old House is immediately on the left.

Viewings

Viewing is strictly by prior appointment with Knight Frank.

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