

FRENHAM VALE HOUSE

NEAR FARNHAM • SURREY







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An attractive Victorian country house in a wonderful setting and with great potential

Accommodation and Amenities

Entrance hall • Drawing room • Dining room • Kitchen/breakfast room • Sitting room • WC and basement

Master bedroom suite with balcony • 4 further bedrooms • Two further bathrooms and WC

Cottage with bedroom, bathroom, sitting room, kitchen, double garage and office

Courtyard with 3 store rooms and potting shed • Stable block with 2 loose boxes, tack room and hay barn

Manicured gardens and grounds • Gazebo • Swimming pool • Summer house • Tennis court • Fields and lake

Amenity and sporting woodland and well stocked pond

In all about 50.83 acres

Approximate Square footages:

Main house 4,090 sq ft / 380 sq m

Outbuildings 2,239 sq ft / 208 sq m

Total 6,329 sq ft / 588 sq m



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

(All distances and times are approximate):



Farnham – 3 miles
Godalming – 12 miles
Guildford – 13 miles
Central London – 49 miles



Edgeborough, Frensham
Frensham Heights, Frensham
More House, Frensham
Amesbury, Hindhead
The Royal School, Hindhead
Prior's Field, Godalming
Charterhouse, Godalming
Guildford High, Guildford
Royal Grammar School, Guildford
St Catherine's, Bramley
Cranleigh School



A31 – 2 miles
M25 (Junction 10) – 21 miles



Farnham – London Waterloo from 53 minutes
Guildford – London Waterloo from 35 minutes
Godalming – London Waterloo from 47 minutes



Heathrow – 30 miles
Gatwick – 46 miles



Hindhead
Hankley Common
Farnham
Blackmoor
Liphook
Blacknest



Sandown Park, Esher
Ascot
Epsom
Kempton Park
Goodwood



Cowdray Park, West Sussex
Hurtwood Park, Surrey



Frensham Great Pond
The South Coast



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





History of Frensham Vale House

Frensham Vale House was built in about 1868 - 1870 for John Keith Rennie to provide a tranquil country home for his expanding young family. He was the grandson of the acclaimed Georgian civil engineer, John Rennie, who designed Waterloo Bridge, Southwark Bridge and London Bridge in the late 18th century. John Keith and his brother joined their father's engineering business and worked with him until he suffered an accident which caused his death in 1866. John Keith inherited £60,000 and went on to build Frensham Vale House, from where he could easily commute to his London engineering works, and reside with his wife Frances and their family of seven children.

In 1887, John embarked on a number of schemes to improve his estate including planting mixed woodland and

creating the pond. The family left Frensham Vale House shortly after the census in 1891, when it was leased by two families up to the 1930's. It is suggested that the estate then passed through the Rennie family and in about 1970 was acquired by Major Sir James Rennie Maudslay (it is unclear how he is related to the Rennie family), who lived here with his family and he was Keeper of the Privy Purse, the person responsible for the financial management of the Royal Household. In 1979, the estate was sold off in lots by Sir Rennie. The current owners bought the main house and have since made huge improvements and added field and woodland on the sides of the drive enhancing the setting and the privacy of the property by the removal of third party rights of way. The attached rear house, Frensham Court, was sold off into separate ownership.





Frensham Vale House

Frensham Vale House is a very attractive symmetrical country house in a superb setting, built with Victorian flourish with imposing wisteria-clad, white rendered brick elevations and shuttered windows beneath a mellow tiled roof. The house is attached at the rear to another house of similar standing and the two properties enjoy great privacy from each other. With a recently secured Certificate of Lawfulness, Frensham Vale House has consent for a significant extension and offers great potential to an incoming purchaser to enlarge the property within the footprint that is now permitted.

Frensham Vale House is situated between the highly coveted locations of Frensham and Farnham and is approached via a wonderful and very private 800 yard rhododendron-lined drive. The drive passes through Frensham Vale House's own land and enjoys views over fields, woodland and the delightful lake. This approach lends the property a magnificent sense of arrival in this parkland style setting.

On arrival the double doors, set between fluted pilasters, lead to the entrance vestibule with original tiles and inner glazed door, fanlight tracery in the archways which then opens into the L shaped galleried hall where the staircase sweeps up under a large roof lantern. Directly off the hall is the very generous drawing room and dining room, both of which have excellent ceiling heights. These rooms retain a wealth of features. The drawing room has a fireplace with brass and marble surround, decorative plaster panels and cornices, and full length French doors leading to the terrace. The dining room, also with original cornices, has two large double glazed sash windows and imposing southerly views of the garden. The well fitted kitchen/breakfast room has an alcove breakfast area with fitted seating and beyond it is found the sitting room and WC. The back door serves as access to the cobbled courtyard directly to the west of the house. The large basement is located off the hall, and the wide stairs lead down to the plant room, wood store and cellar.





The first floor bedroom accommodation is well arranged around the light galleried landing. The master bedroom incorporates a large bay window and double doors onto the south facing balcony with a wonderful outlook over the gardens. Three further bedrooms are on the southern side of the house, one of which has an en-suite and two of which share a shower room. A fifth bedroom and WC complete the first floor.

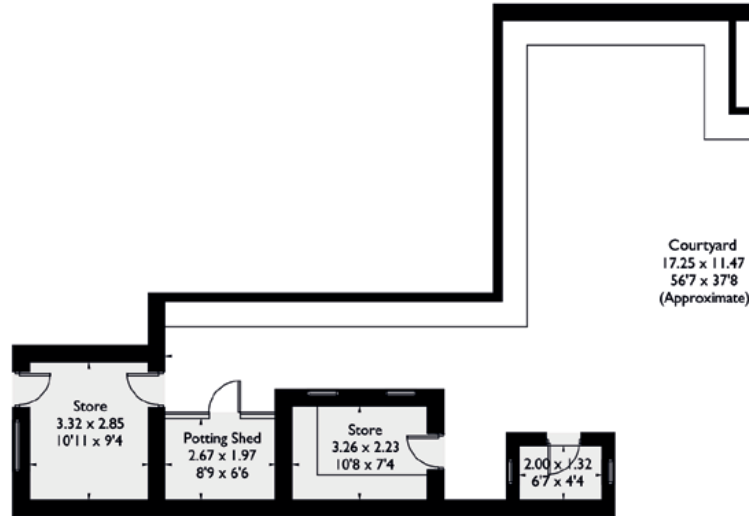
Planning permission

A Certificate of Lawfulness (WA/2015/0079) has been granted under Permitted Development Rights for a substantial extension totalling about 10,183 sq ft over 2 floors. The proposed plans are detailed within the brochure. The proposed addition would result in Frensham Vale House extending to a total of about 14,768 sq ft.

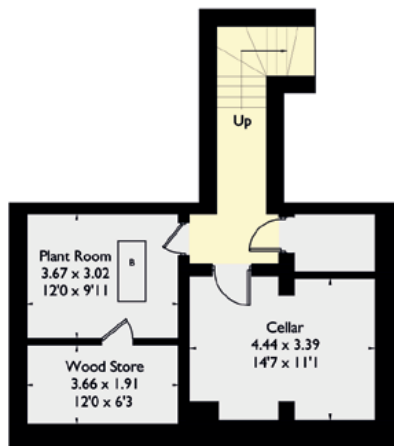
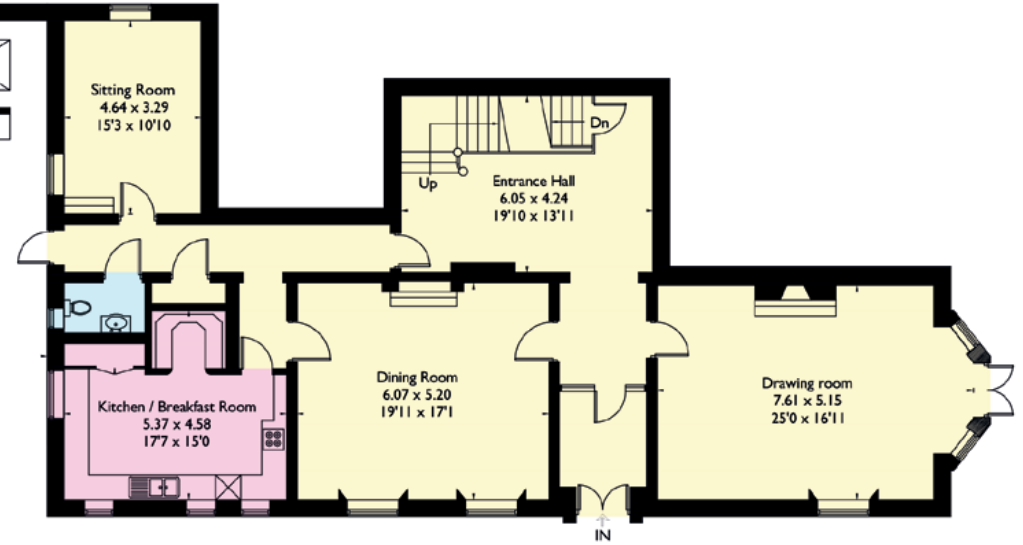
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

Approximate Gross Internal Floor Area

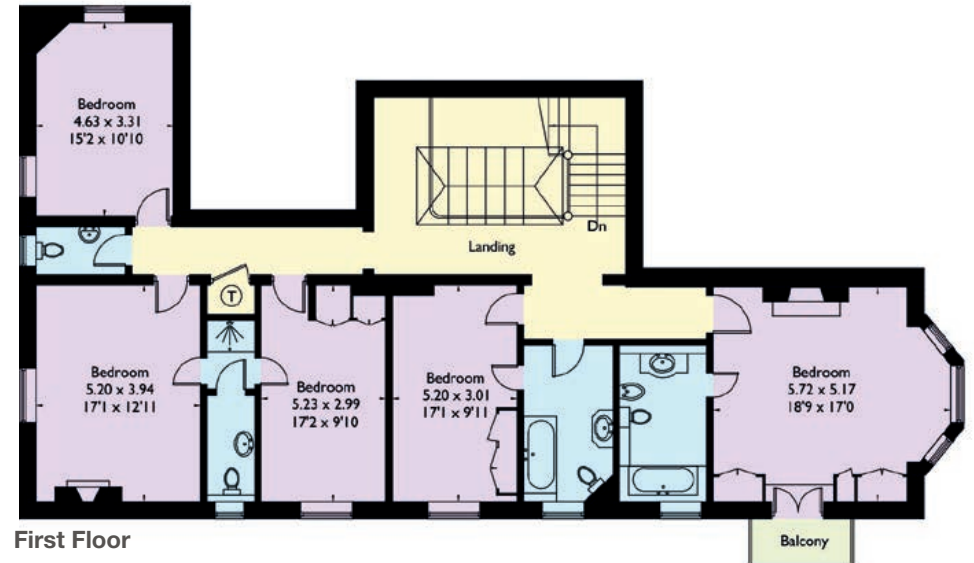
House = 380 sq m / 4090 sq ft (Including Cellar)
 Cottage = 102.8 sq m / 1106 sq ft
 Stable Block = 63 sq m / 678 sq ft
 Outbuildings = 42 sq m / 452sq ft
 Total = 587.8 sq m / 6326 sq ft



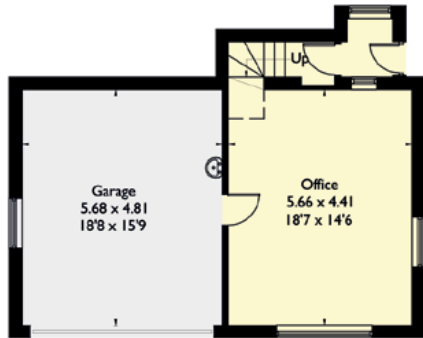
Ground Floor



Basement



First Floor

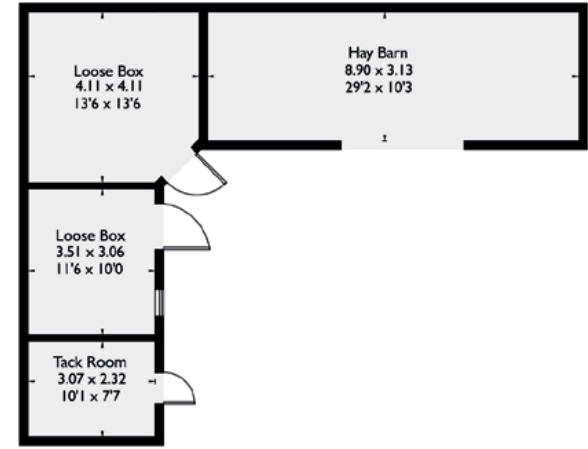


Cottage - Ground Floor

(Not shown in actual location / orientation)

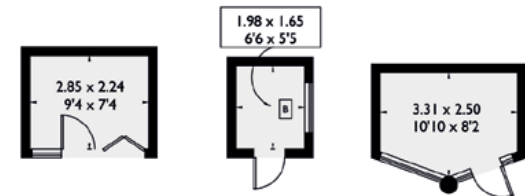


Cottage - First Floor



Stable Block

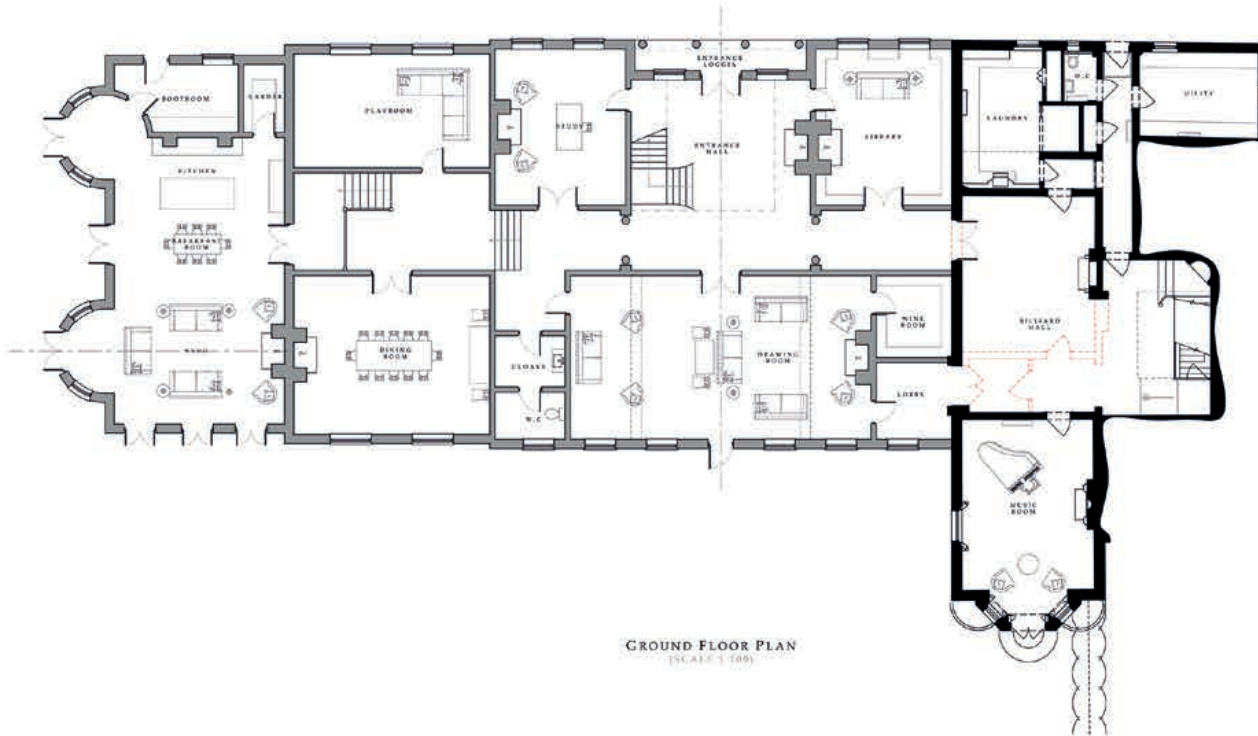
(Not shown in actual location / orientation)



Outbuildings

(Not shown in actual location / orientation)

PROPOSED ADDITIONS & ALTERATIONS TO
FRESHAM VALE HOUSE,



GROUND FLOOR PLAN
(SCALE 1:100)

KEY		
EXISTING		
PROPOSED		
DEMOLISH		

B	14.01.15	Plan updated following comments from WBC
A	18.12.14	Plan updated
-	-	Initial client meeting
REV	DATE	DETAILS



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from
IAN ADAM SMITH
CHARTERED ARCHITECTS
LORDS WOOD BARN, LODSWORTH, WEST SUSSEX, GU28 9DS

PROPOSED GROUND FLOOR PLAN
DRAWING NO. AS529_P_02
DATE - OCTOBER 2014
SCALE - 1:100

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PROPOSED ADDITIONS & ALTERATIONS TO
FRENHAM VALE HOUSE



FIRST FLOOR PLAN
(SCALE 1:100)

KEY	
EXISTING	
PROPOSED	
DEMOLISH	

C	14.01.13	Plan updated following comments from WBC
B	16.12.14	Plan updated
A	-	Plan updated
-	-	Initial client meeting
REV	DATE	DETAILS



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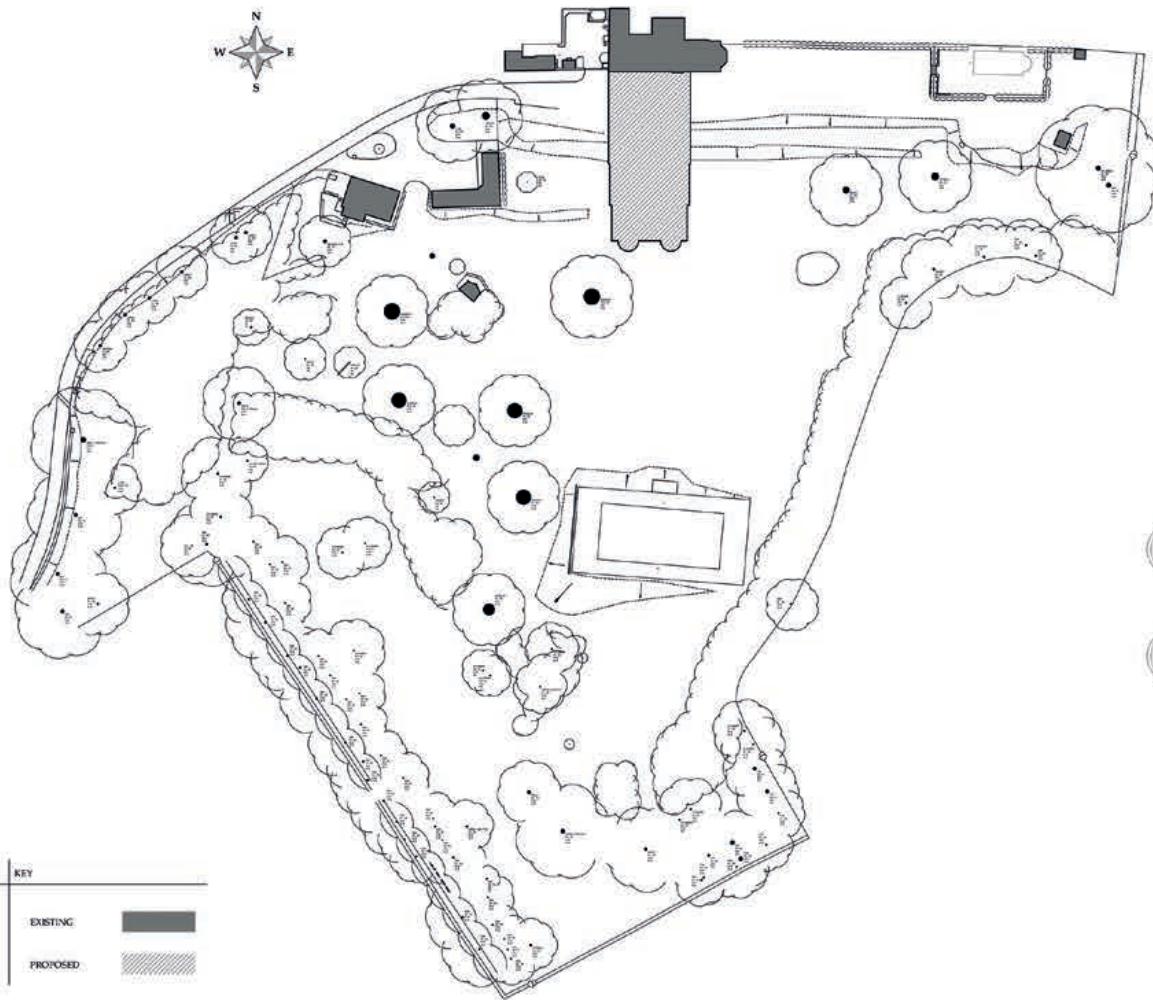
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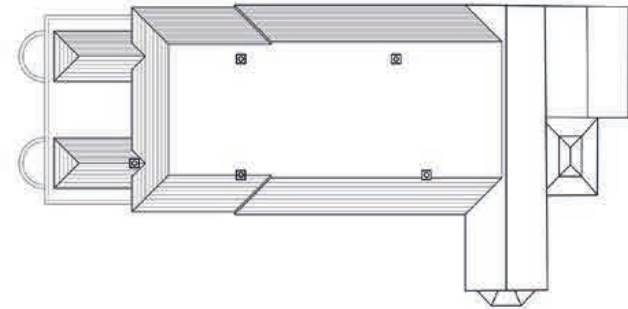
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PROPOSED FIRST FLOOR PLAN
DRAWING NO. - AS529_P_03
DATE - OCTOBER 2014
SCALE - 1:100

PROPOSED ADDITIONS & ALTERATIONS TO
FRESHAM VALE HOUSE,



SITE PLAN
(SCALE 1:500)



ROOF PLAN
(SCALE 1:200)

KEY	
EXISTING	
PROPOSED	

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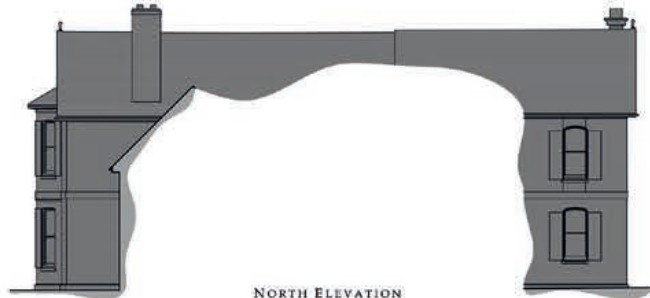
C	14.01.15	Plan updated following comments from WBC
B	08.12.14	Plan updated
A	08.12.14	Plan updated
-	-	Initial client meeting
REV	DATE	DETAILS

PROPOSED SITE PLAN & ROOF PLAN
DRAWING NO. - AS529_P_04
DATE - OCTOBER 2014
SCALE - 1:500 & 1:200

PROPOSED ADDITIONS & ALTERATIONS TO
FRESHAM VALE HOUSE,



WEST ELEVATION
(SCALE 1:100)



NORTH ELEVATION
(SCALE 1:100)



SOUTH ELEVATION
(SCALE 1:100)



EAST ELEVATION
(SCALE 1:100)

NOTES

EXISTING DWELLING	
FLOOR LEVEL	
1.7M ABOVE UPPER FLOOR LEVEL	
OBSCURE GLAZED	

REV	DATE	DETAILS
C	14/01/15	Elevation added/updated following comments from WBC
B	18/12/14	South Elevation updated
A	08/12/14	South Elevation updated
-	-	Initial client meeting



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PROPOSED ELEVATIONS
DRAWING NO. AS529_P_01
DATE - OCTOBER 2014
SCALE - 1:100





The Cottage



The cottage and stable block

In 1991 the current owners built The Cottage with double garage and office. A side door gives access to the one bedroom flat upstairs complete with living room, kitchen and bathroom.

Adjacent to the garage is a stable block comprising two loose boxes, tack room and hay barn.

Gardens and Grounds

The gardens and grounds are undoubtedly a very special feature of Frensham Vale House. Extending to about 50.83 acres in total and including the superb drive which opens up into the parkland setting, the grounds have been lovingly maintained and improved by the current owners. The combination of the land form, the steep valley, the specimen trees, the planted copses and views out in several directions all lead to the impression that this is a special place.

To the south of the house are the formal gardens, which are mainly laid to lawn and sweep up to the tennis court, interspersed with rhododendrons, azaleas and 6 magnificent Wellingtonia. To the east of the house and in a sheltered position is the swimming pool with terrace and summer house which makes an ideal entertaining area.

To the south and west, beyond the gazebo, tennis court and estate fencing, there are fields of around 16 acres and a fine belt of woodland made up mainly of chestnut, beech and Scots Pine trees.

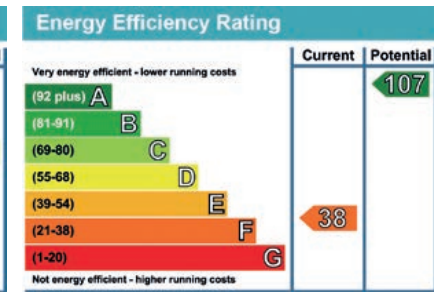
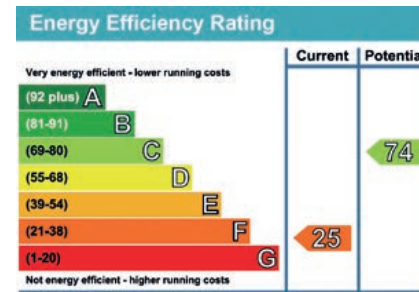
To the north of the rhododendron lined drive is a further belt of manicured woodland of oak, chestnut and beech and an attractive lake, stocked with some carp. Adjoining the woodland to the west is a bridleway, Switchback Lane, giving access to hacking out which, together with its own land gives Frensham Vale House great potential as an excellent equestrian set up.

Adjoining the house to the west and next to the head of the drive, the cobbled and walled courtyard has two gardeners' stores, a potting shed and side door to the services shed and entrance.



Main House

Cottage





Services

Mains water and electricity, oil fired central heating and private drainage.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden machinery and ornaments etc. are specifically excluded but may be made available by separate negotiation.

Local authority

Waverley District Council +44 (0) 1483 523583

Directions

Please note the drive to Frensham Vale House is located on Switchback Lane, off The Long Road, Rowledge. The property's postcode (GU10 3JB) will not lead to the correct location on SatNav. **The postcode to follow on SatNav is GU10 4DS.**

From London and the M25, take the A3 south towards Guildford and Petersfield. Pass through Guildford and take the A31, across the Hogs Back, towards Farnham. In Farnham continue on the A31 towards Winchester and Alton and having gone through two sets of traffic lights, turn left at the Coxbridge roundabout onto the A325 signposted towards Wrecclesham. After the railway bridge, turn right at the roundabout onto The Street. Continue on this road for 1.3 miles then turn left into Fullers Road. Switchback Lane will be found on the left hand side after 1.2 miles. Continue up the lane and the entrance to Frensham Vale House will be found on the right.

Viewing

Viewing is strictly by appointment via Knight Frank.

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