

The Street, Frensham, Farnham, GU10

Approximate Area = 913 sq ft / 84.8 sq m (exclude void)

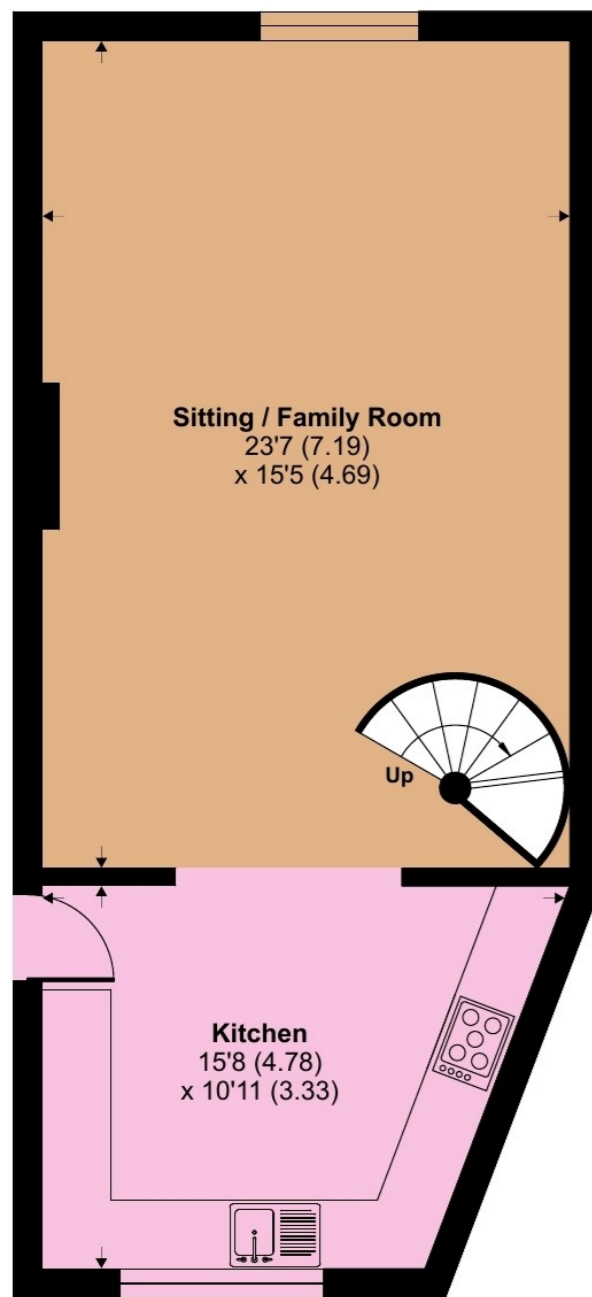
Limited Use Area(s) = 36 sq ft / 3.3 sq m

Total = 949 sq ft / 88.1 sq m

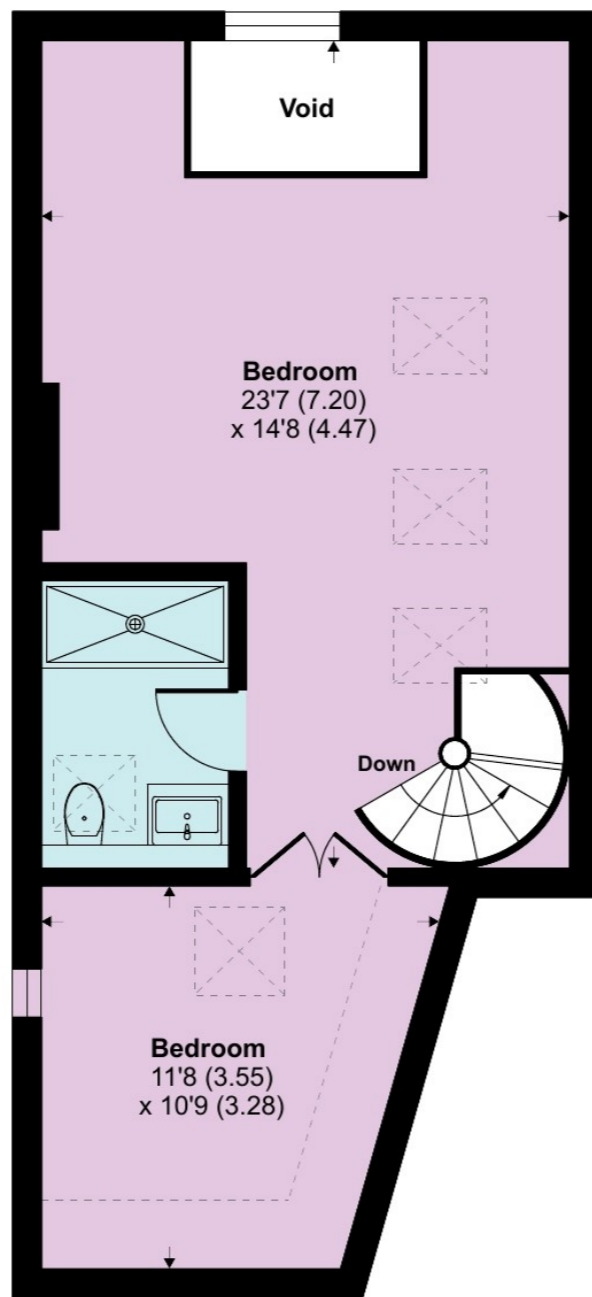
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



THE STREET, FRENHAM, FARNHAM, SURREY, GU10

Guide Price £450,000

A stunning and unique converted former chapel with flexible accommodation, set in the heart of Frensham village surrounded by beautiful countryside.

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ACCOMMODATION

- Converted chapel
- Kitchen/breakfast room
- Impressive sitting room with vaulted ceiling
- Principal bedroom
- Family bathroom
- Utility room
- On street parking
- Village location
- No onward chain

DESCRIPTION

Chapel Cottage is a stunning recently converted former Chapel set in the heart of Frensham. The building is of distinct character sitting in a delightful country location with superb views of the surrounding countryside. The former chapel has many ornate and impressive character features.

On the ground floor, the recently fitted kitchen/breakfast room benefits from a generous range of floor and wall mounted units complimented with granite worktops over, a gas range cooker with extractor over, integrated fridge/freezer and dishwasher. The 24'5 x16'1 sitting room boasts a log burner and is complimented by wooden flooring. A beautiful wooden spiral staircase allows access to the first floor where the galleried master bedroom can be found. Glass double doors lead to a further bedroom which would be perfect for occasional guests, as a beautiful dressing room or home office. There is also a well-appointed shower room with white suite.



Outside
 Whilst there is no garden, to the side of the property there are two useful outhouse rooms. One is a utility room which benefits from a washing machine, tumble dryer and heated towel rail. A useful store cupboard large enough to store bikes, outdoor shoes and coats can also be found.

LOCATION

The property is set in the heart of Frensham opposite the village church and within a delightful country location. The countryside around Frensham is protected, designated as an Area of Outstanding Natural Beauty within the Green Belt. A footpath opposite the property provides a lovely walk to the cricket club, village shop/ post office and popular Hollybush public house.

This countryside is renowned for its Commons, many within the ownership of the National Trust, interspersed with bridleways and footpaths and particularly at the nearby Frensham Common and Ponds, providing excellent riding and walking country, with sailing at Frensham Great Pond. The nearby market town of Farnham is renowned for its Medieval and Georgian buildings. Farnham is an historic former market town lying on the Surrey/ Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural and shopping facilities. Within the town is a train station providing direct access to London Waterloo in approximately one hour. The town also lies on the A31 connecting Guildford and the A3 to the east and Winchester to the west. The A331, (Blackwater Valley link road) provides dual-carriageway access to the M3 in the north.

LOCAL AUTHORITY

Waverley Borough Council, Farnham I Council Tax Band D

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	