

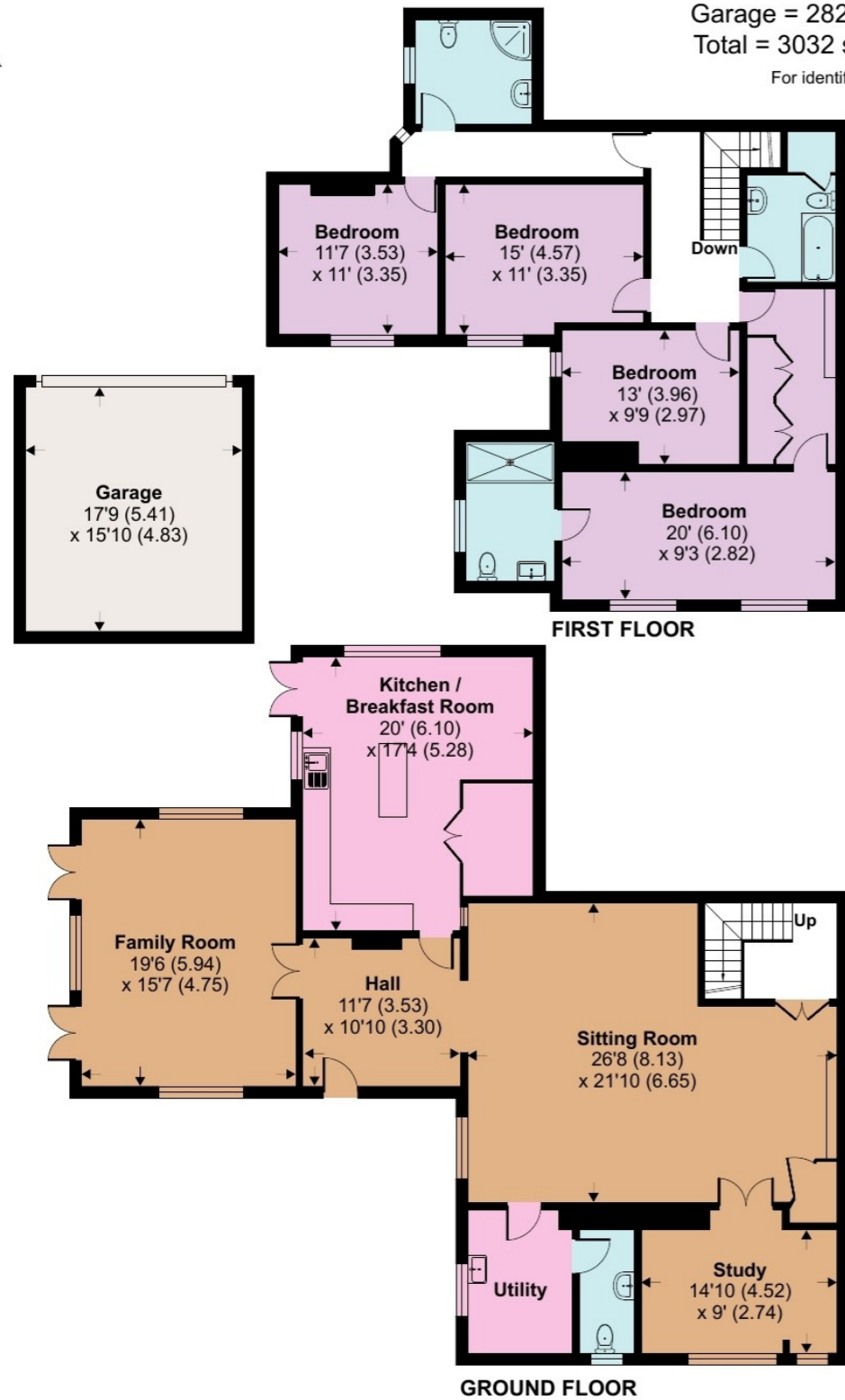
Frith End, Hampshire, GU35

Approximate Area = 2750 sq ft / 255.4 sq m

Garage = 282 sq ft / 26.1 sq m

Total = 3032 sq ft / 281.5 sq m

For identification only - Not to scale



FRITH END, HAMPSHIRE, GU35

Offers over £1,100,000

This property boasts huge amounts of internal accommodation as well as a fantastic walled garden and additional paddock land.

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ACCOMMODATION

- 2,750 square feet
- Well presented home
- Vaulted kitchen/breakfast room and utility room
- Three receptions rooms
- Principal bedroom suite
- Stunning walled garden
- Garage
- Separate paddock

DESCRIPTION

This modernised and renovated house comprises large and inviting entrance hall with log burner, an impressive sitting room with an inglenook fireplace featuring a large log burning stove, substantial kitchen/breakfast room with beautiful vaulted ceilings, central island, French doors to garden and walk in pantry, triple aspect family room with vaulted ceiling, study, utility room with downstairs cloakroom.

On the first floor there is a principal suite with dressing room and en suite shower room, three further double bedrooms, a family bathroom and a further shower room.

In addition to the garage, there is a charming walled garden primarily laid to lawn and surrounded by herbaceous borders interspersed with specimen and fruit trees. There are a number of terraces dotted around the garden, as well as an open sided pavilion, vegetable garden, greenhouse and a garden shed.

Separate from the garden there is an additional adjoining paddock of 3 acres of which Frith End House owns one third.



Services

We are advised by our clients that the property has mains electricity and water. LPG central heating and private drainage.

LOCATION

Frith End House is situated on at the end of a private drive to the south of Farnham, which is some 5.3 miles away and offers extensive shopping and recreational facilities. The house is located at the edge of the Alice Holt Forest, a Royal forest and part of the South Downs National Park providing excellent walks and activities.

Schools in the area include Edgeborough, Frensham Heights, Charterhouse, Lord Wandsworth College and Guildford High School.

There are numerous golf courses in the area including Liphook, Hankley Common, Hindhead, Farnham and Blackmoor.

The surrounding countryside, much of which is in an Area of Outstanding Natural Beauty, offers many miles of paths, walking and riding. There is sailing at Frensham Great Pond or the south coast as well as horseracing at Goodwood, Sandown, Ascot and Epsom.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield I Tax Band G

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	
(69-80)	C	
(55-68)	D	64
(39-54)	E	45
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC