

# Old Lane, Dockenfield, Farnham, GU10

Approximate Area = 1588 sq ft / 147.5 sq m  
 Garages & Outbuildings = 686 sq ft / 63.7 sq m  
 Total = 2274 sq ft / 211.2 sq m  
 For identification only - Not to scale



## OLD LANE, DOCKENFIELD, FARNHAM, GU10

Offers in excess of £1,000,000

Charming cottage with further potential, set in a secluded setting tucked away on the edge of the rural hamlet of Dockenfield, close to Alice Holt Forest.

Tel 01252 733042  
 Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
 99 West Street, Farnham, GU9 7EN

**Winkworth**

Tel 01252 733042  
 Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
 99 West Street, Farnham, GU9 7EN

**Winkworth**



### ACCOMMODATION

- A unique charming cottage
- Three reception rooms
- Study
- Three double bedrooms
- Detached garage and outbuildings
- Secluded rural setting
- Grounds approx. 1.2 acres

### DESCRIPTION

This character home is traditionally presented providing a comfortable family living environment. The property offers potential to a new owner, with lapsed planning consent for a sizeable extension.

The property comprises an appealing central porch, study, featuring an open fireplace and oak floor boards, sunny double aspect sitting room with an elegant fireplace with pine surround, an encaustic tile hearth and a log burner, with access to the garden, dining room with pine timber floor and an adjacent office.

The farmhouse styled kitchen is traditionally fitted with a range of cabinets, oil AGA and has a stone floor and exposed ceiling timbers, adding further character. Open to the kitchen is a glazed secondary reception area and entrance to the property, which has a built in bench seat, and boot and coat storage. There is also a downstairs cloakroom.

Upstairs the principal bedroom has a pitched roof with exposed timbers and a feature fireplace. There are two further bedrooms, one also with a fireplace and the other with a built-in wardrobe and potential for an en suite with existing plumbing in place. The family bathroom also has a pitched roof with exposed roof timbers and is attractively panelled.

### Outside

The property is accessed off a no through lane which arrives at an area with parking for several cars. There is a walled garden area with a paved and gravelled courtyard, which is a very private spot for outdoor dining, and accessed from here there is a useful outbuilding.



The established garden surrounds the house offering tranquil seclusion. There is an area with raised kitchen garden beds and garden shed. The garden continues as an expanse of lawn with an attractive and interesting array of mature trees offering an attractive outlook for the property.

In all the garden measures around 1.2 acres.

### LOCATION

The cottage is situated within the idyllic and picturesque countryside village of Docketfield, which has a pub, The Blue Bell, a church, recreational field and there are many well supported community events and clubs including the annual Docketfield Day village fete.

There are many local walks around nearby Frensham Little Pond, Frensham Common and Alice Holt Forest with a selection of Golf courses within the area.

Close by at the village centre of Frensham, on Shortfield Common, there is the highly regarded pub, The Holly Bush, the Village Community Shop and Post Office. The Recreation Ground has a cricket club, bowls club and tennis club and on the Reeds Road is Squires Garden Centre and Farm Shop which sells locally grown produce. Frensham village also has a very active community with various events throughout the year.

Nearby, the Georgian market town of Farnham offers an excellent choice of pubs, bars and restaurants including Bills, The Lost Boy, The Giggling Squid and Zizzi, along with a range of high street, independent shopping and recreational facilities. More extensive shopping is available in Guildford. Communications are excellent, with the nearby A331/M3 and A31/A3 linking to London and the south coast, while Farnham station provides a regular train service to London (London/Waterloo from 53 minutes). Both Gatwick and Heathrow are around 45 minutes away by car. There are several highly regarded local state and private schools within the area including St Mary's Infant School, Rowledge Primary School, Frensham Heights and Edgeborough.

### LOCAL AUTHORITY

Waverley Borough Council, Farnham

### 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		78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	15	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	