



1 Rosemary Cottages

Hamlash Lane, Frensham, GU10 3AU

A character 3 bedroom semi detached cottage with 2 reception rooms, a good sized kitchen/breakfast room, 2 bathrooms and a large garden. The cottage is situated in the popular village of Frensham and is within a short walk of the village shop, public house and recreation ground.

Price Guide £750,000

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- Cloakroom
- Triple aspect kitchen/breakfast room
- Family bathroom
- Popular village location
- Sitting room
- 3 bedrooms
- Driveway parking
- Study
- En suite shower room
- Large garden



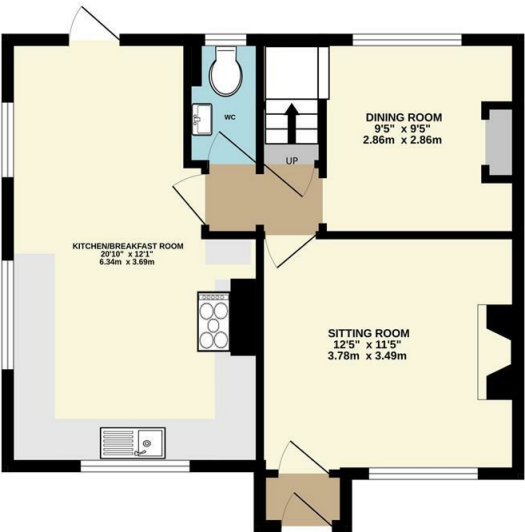
[Directions](#)





Floor Plan

GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	