



Elvetham, Shortfield Common Road

Frensham, Farnham, GU10 3BJ

Enjoy the village life in this 4 double bedroom 3 bathroom character house situated in the centre of Frensham village. Set over 3 floors and enjoying good views the house offers spacious accommodation including a large kitchen/dining room, sitting room with feature fireplace and study/ family room. On the first floor 3 double bedrooms, en suite to bedroom 1 and family bathroom with separate shower. The second floor has a double bedroom and en suite shower room. To the rear 2 areas of garden, a good size single garage with light and power and parking. Located in the popular village of Frensham the property is within a stone's throw of the village shop, public house and recreation ground where cricket, tennis and bowls can be played. There is also a children's play area. There are lovely country walks across the fields and river to the pretty St Mary's church and St Mary's Infant school.

Price Guide £925,000

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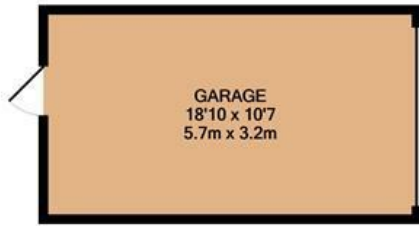
- Stone's throw from the village shop, public house and recreation ground
- Large kitchen/dining room and utility cupboard
- Family bathroom
- Prime centre of the village location with front views
- Entrance hall and cloakroom
- Family room/study
- Garden with patio sitting area
- Sitting room with wood burner
- 4 double bedrooms with 2 en suite shower rooms
- Garage with light and power and parking



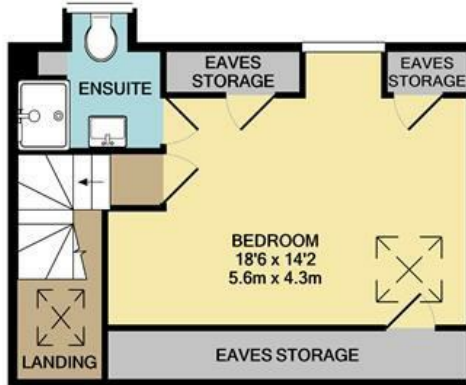
Directions
SAT NAV: GU10 3BJ



Floor Plan



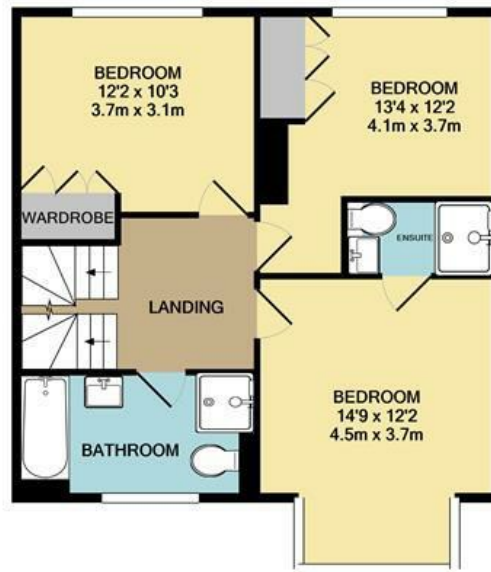
GARAGE
APPROX. FLOOR
AREA 199 SQ.FT.
(18.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 398 SQ.FT.
(37.0 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 804 SQ.FT.
(74.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 611 SQ.FT.
(56.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2012 SQ.FT. (186.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
86	92		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	