



## Suffield Wire Cut

Frensham, Farnham, GU10 3DG

A well presented 3 bedroom detached village house with a fabulous reception room with bi fold doors and raised terrace overlooking the rear garden. The house is situated in the popular village of Frensham and is within a short walk of the village shop, public house and backs onto and has lovely views over Hollowdene recreation ground.

**Price Guide £850,000**



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## Frensham, Farnham, GU10 3DG



- Entrance hall and cloakroom
- Village location
- Kitchen/breakfast room
- Fabulous sitting/dining room with bi fold doors
- 3 double bedrooms with wardrobes
- Bathroom with separate shower
- Raised decking with views over the garden
- Lovely south facing rear garden
- Short walk to the village shop and public house
- Garage and driveway parking
- Overlooking Hollowdene Recreation ground



Directions



## Floor Plan



**TOTAL FLOOR AREA : 1496 sq.ft. (139.0 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 fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.

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

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