



Riverside House, Frensham, Farnham, Surrey







A rare opportunity to acquire a stunning country house in an Area of Outstanding Natural Beauty, with access to extensive walks and the beautiful village of Frensham, with its excellent local facilities.

Summary of accommodation

Entrance hall | Drawing room | Dining room | Study | Exceptional kitchen/breakfast room by Halstock leading through to orangery
Utility room | Cloakroom

Principal bedroom with en suite bathroom | Dressing room/bedroom five | Three further bedrooms (one en suite) | Wet room

Detached period barn with two car spaces and Tesla car charger, extensive storage, adjoining home office and games room/home office above
Summer house overlooking the river

Stunning riverside gardens adjoining the River Wey | Robinson's greenhouse and Johnson's garden building overlooking the river

In all about 1.85 acres

Distances

Farnham 3 miles, A31 3.1 miles, A3 11.6 miles, Guildford 13.4 miles, Heathrow airport 32 miles

Central London 43 miles, Gatwick airport 47 miles (via M25)

(All distances and times are approximate)



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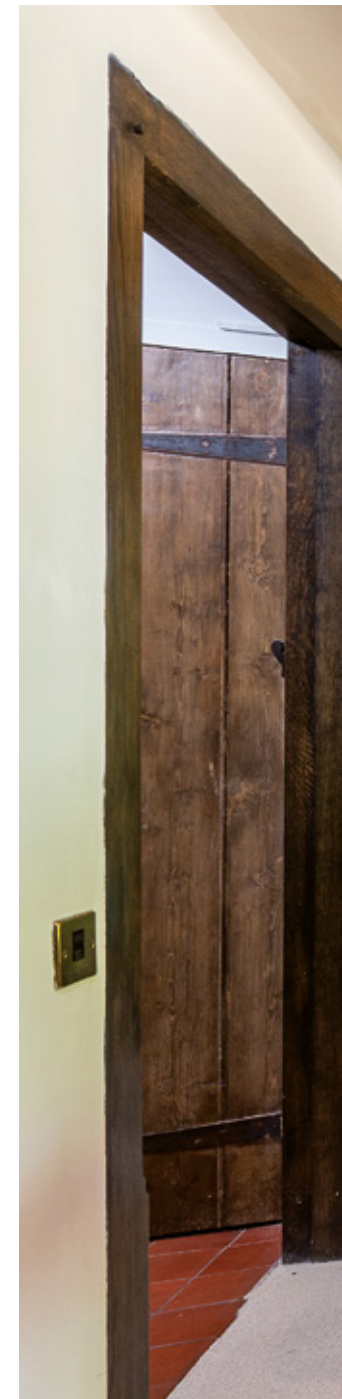
The property

Riverside House is an extremely attractive period country house which over the years has been modernised and extended to provide incredibly attractive accommodation set in one of the finest locations in West Surrey.

The house flows beautifully and is ideal for both cosy family living and large scale entertaining. Some of the stand out rooms on the ground floor include an impressive drawing room with inglenook fireplace, a wonderful beamed dining room with open fireplace and a stunning bespoke kitchen with AGA. The adjacent orangery has double doors leading out to the terrace overlooking the gardens and river.

Upstairs, there are currently four bedrooms, two with generous en suite bathrooms. The fifth bedroom is arranged as a dressing room but could easily be turned back to a bedroom if desired.

Adjacent to the house is a beautiful detached period barn with two car spaces, spacious storage facilities, a home office and a further home office/ games room above. A balcony overlooks the river and gardens.





Situation

The house is approached from Priory Lane through an impressive pair of electric wooden gates into a long sweeping gravel driveway leading to the house and garage. The gardens include 250 yards of river frontage, a full size croquet lawn and a bluebell wood. The property has many mature trees and the gardens are maintained to the highest standards. The stunning deck can easily accommodate large parties and has unrivalled views down the river.

The property is approximately 3 minute's walk from Frensham Common, and approximately a 5 minute drive from Hankley Common Golf Club.

Frensham is one of the most popular villages in Surrey and offers a post office/village store, cricket club, bowls club, an excellent pub (The Hollybush) and nearby Squires nursery with renowned food hall.

Schools

Edgeborough, Farnham

Guildford High School, Guildford

Frensham Heights, Frensham

The Royal Grammar School,

More House, Frensham

Guildford

Amesbury, Hindhead

St. Catherine's School, Bramley

Priorsfield, Godalming

Cranleigh School, Cranleigh

Charterhouse School, Godalming

Golf

Hindhead Golf Club

Blackmoor Golf Club

Hankley Common Golf Club

Liphook Golf Club

Farnham Golf Club

Polo

Cowdray Park Polo Club, Midhurst

Sailing

Frensham Great Pond, Frensham

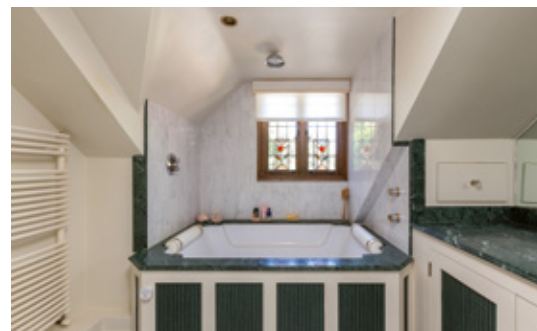
Chichester Yacht Club, Chichester

Surrounding Surrey Hills Area of Outstanding Natural Beauty offering miles of paths for walking and riding including The Little Pond and Great Pond, both accessible from the house.





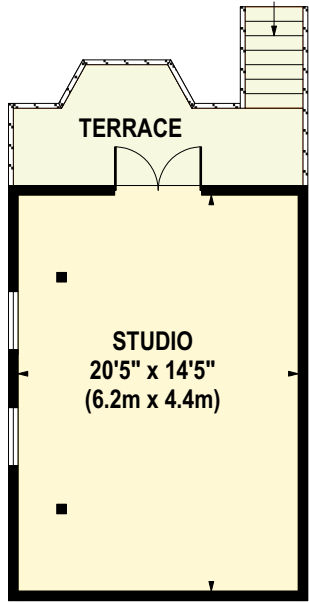




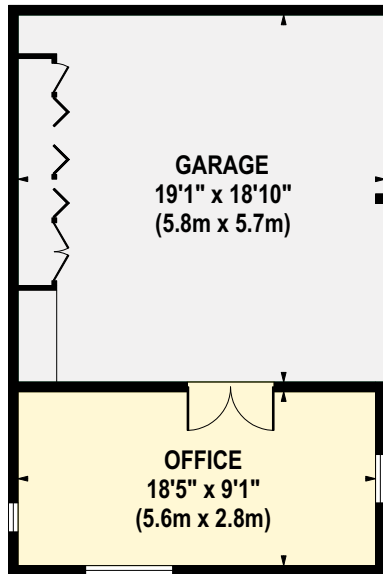
Approximate Gross Internal Floor Area
3426 sq ft / 318 sq m (including outbuilding)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

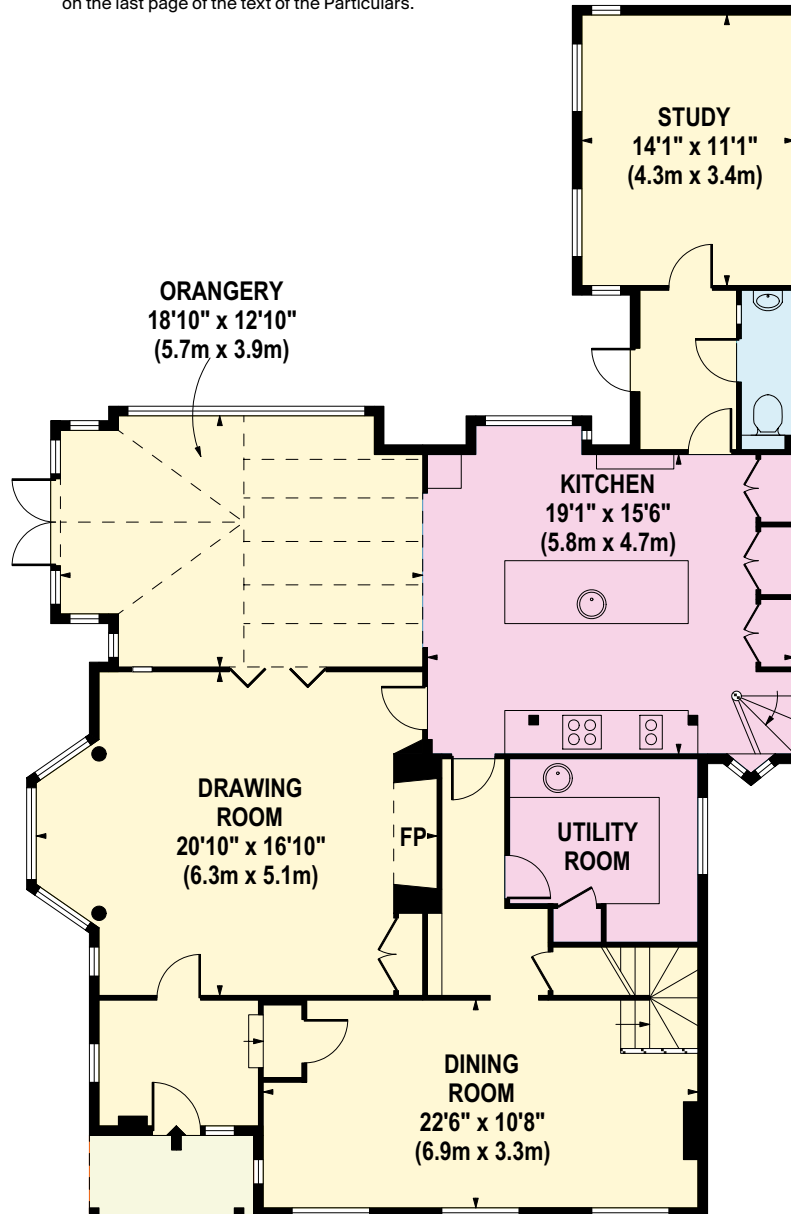
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



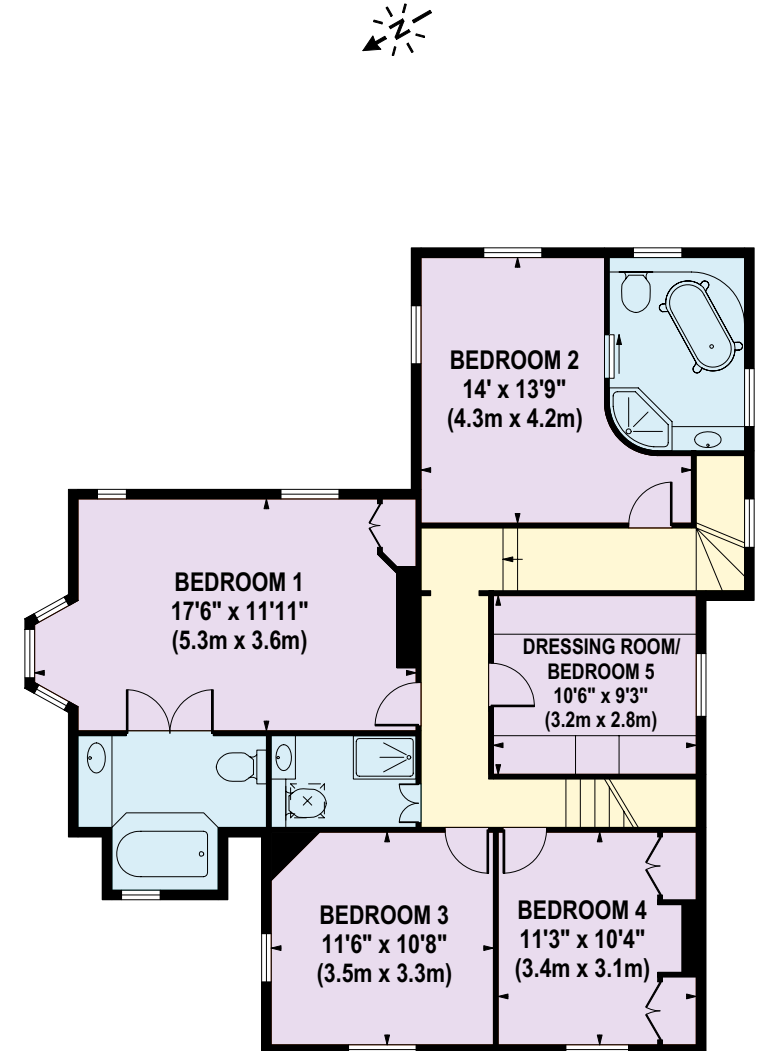
First Floor



Ground Floor



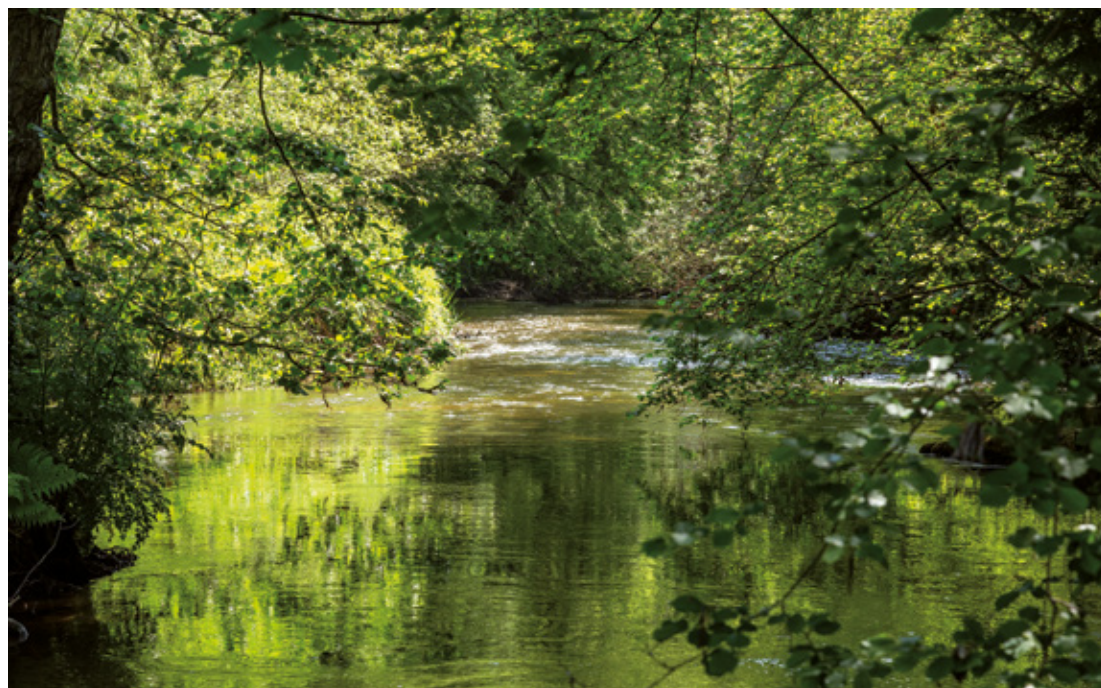
Ground Floor



First Floor









Services

We are advised by our clients that the property has mains water, electricity, and gas.
Private drainage.

Directions (GU10 3DW)

From London: Proceed south along the A3 and take the junction to join the A31 shortly after passing Guildford, signposted towards Farnham. In Farnham, follow the A287 south towards Churt and Hindhead, passing through Lower Bourne. Continue past the Bay Tree Restaurant on the left-hand side and Edgeborough School on your right. Upon reaching Frensham, turn left into Priory Lane and continue for a short distance where the gates to Riverside House will be found on the left-hand side.



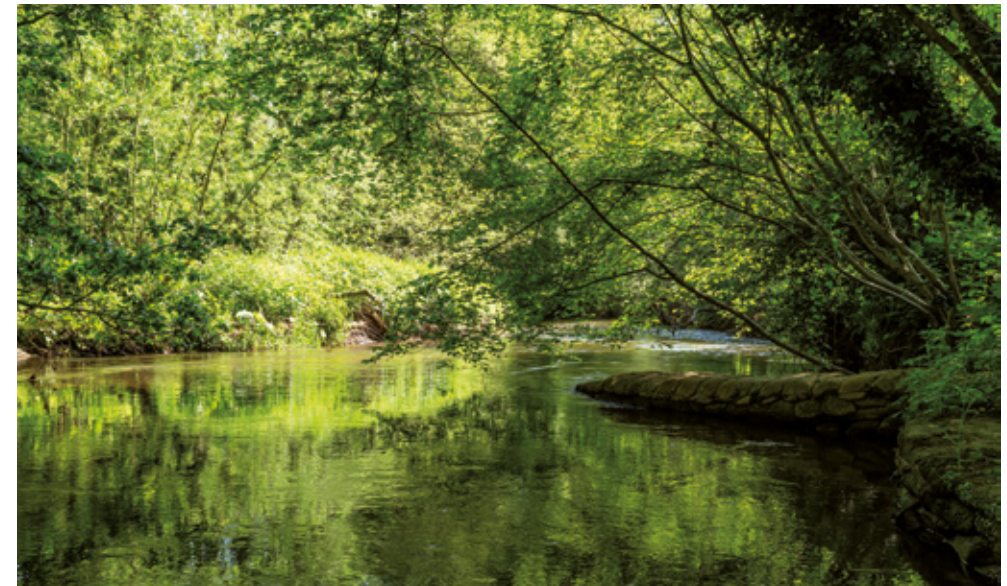
Property information

Tenure: Freehold

Local Authority: Waverley Borough Council: 01483 523333

Council Tax: Band G

EPC Rating: E



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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