

The Priory, Frensham Surrey







A striking village house.

Summary of accommodation

Main House

Entrance hall | Reception hall | Drawing room | Sitting room
Reading room | Kitchen | Breakfast room | Pantry
Rear Lobby | Cloakroom | Cellar

Principal bedroom suite including bathroom, study and
dressing room/bedroom five | Guest bedroom suite

Two further bedrooms | Shower room

Attic room/bedroom six | Laundry room

Garden and Grounds

Driveway | Ample parking | Mature gardens

In all about 0.58 acres



**Knight
Frank**

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Situation

The Priory is located in the charming village of Frensham, which has a church, village shop, post office, public house, Frensham Ponds Hotel and a boating lake.

Within the area is an excellent range of schools, including Edgeborough, Frensham Heights and Moore House in Frensham, Charterhouse and Prior's Field in Godalming, Amesbury and The Royal School, Hindhead, The High School and The Royal Grammar School, Guildford, St Catherine's, Bramley and Cranleigh School, Cranleigh.

Recreational opportunities include golf at several local clubs including Liphook, Hankley Common, Hindhead and Farnham. There is shooting and fishing at several local venues, polo at Hurtwood Park and Cowdray, racing at Epsom and Goodwood and sailing at Frensham Ponds and Chichester Harbour. Locally there is cricket, tennis and bowls at the recreation ground. The Surrey Sports Park in Guildford offers professional-level training facilities.

The surrounding countryside, much of which is in an Area of Outstanding Natural Beauty, offers miles of pathways for walking and riding. Access into the nearby Alice Holt Forest is off West End Lane on the western side of the village.

Distances

Farnham 3.1 miles (London Waterloo from 51 minutes),
Haslemere 8.6 miles (London Waterloo from 57 minutes),
Guildford 13.6 miles (London Waterloo from 36 minutes), Central London 45.3 miles

Roads: A3 Thursley 6.7 miles, M25 (Wisley Junction 10) 21.6 miles

Airports: London Heathrow 31 miles, London Gatwick 42 miles

(Distances and times approximate)





The Priory

The Priory is a unique village house, steeped in history and full of character, close to the centre of this very popular village.

The Priory dates back to the 1600s and was originally part of the Pierrepont Estate. It has been extended to incorporate Regency and Gothic additions and latterly a wing in the 1920s.

Throughout the house are many period features, including open fireplaces, oak flooring, extensive exposed oak beams, stained-glass windows, ornate doorways, and original Delf tiling.

On the ground floor are two impressive reception rooms, each with fireplaces. There is an additional sitting room, currently used as a music studio.

The south facing kitchen and breakfast room overlook a York stone terrace which is ideal for outdoor entertaining. Of note is a spacious pantry with Butler sink and ample storage.

The principal bedroom, with en suite bathroom and dressing room, has a beautiful view of the courtyard, framed by a striking wisteria. There is a further dressing room/study and a convenient laundry room. In addition, there are four further double bedrooms, including the charming beamed attic room/bedroom six on the second floor.

















Garden and Grounds

The Priory is approached by an initial shared driveway which leads through double 5-bar gates into a private driveway. This provides parking for a number of cars.

A brick pathway from the driveway extends around the lawn down to the lower York stone terrace and the house.

The gardens have been styled to reflect the influence of Lutyens and Jekyll surrounding a splendid yew tree which sits centrally on the main lawn. The lawn is bordered by mature and well-stocked beds together with two beautiful oak trees.

The boundary to the front of the property is flanked by clipped hedging and pollarded Limes.

Opposite the house, off Priory Lane, is a further parking area for two cars.

Approximate Gross Internal Floor Area

4,036 sq ft / 375.0 sq m

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.





Property Information

Tenure: Freehold.

Services: We are advised by our clients that the property has mains water, electricity and drainage and gas fired central heating.

Local Authority & Council Tax Band: Waverley Borough Council
01483 523333. Band H

Energy Performance Certificate Rating: Band D

Directions (Postcode: GU10 3DP)

From Guildford, proceed out in a westerly direction on the A31 towards Farnham. After about 7 miles, upon reaching the Shepherd and Flock roundabout, bear left continuing on the A31 signposted Winchester and Farnham. At the next set of traffic lights, bear left into the Tilford Road signposted to Farnham Station. Continue up the Tilford Road, crossing the railway track and after 0.4 mile at the traffic lights turn right into Great Austen's. Continue until the next 'T' junction and turn left on to the A287 (Frensham Road). Follow this for 2.5 miles into Frensham, and having passed Shortfield Common Road on your right, Priory Lane will be found on your left-hand side after a further ¼ mile. Follow this lane for 100 yards and the entrance to The Priory will be found on the right-hand side.

Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.



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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