



Bracton House
Frensham, Farnham, Surrey

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Bracton House

Wire Cut, Frensham, Farnham, Surrey GU10 3DG

An impressive detached home with five bedrooms, attractive accommodation and a beautiful south-facing garden in about 1.8 acres

Farnham and mainline station 3.0 miles (London Waterloo from 53 minutes), Guildford 13.0 miles, London 43 miles

Reception Hall | Sitting room | Family room
Study | Dining room | Kitchen | Breakfast room
Utility | Cloakroom | Principal bedroom with en suite shower room | 4 Further bedrooms, 1 en suite with dressing room | Family bathroom
Eaves storage | Garage | Shed | Gardens of about 1.8 acres | EPC rating D

The property

This substantial family home provides spacious, airy accommodation with clean, neutral styling and well-proportioned, flexible reception rooms.

The main ground floor reception room is the 23ft, dual aspect sitting room with its feature fireplace and French doors opening onto the rear terrace. There is also a comfortable family room, a study and a dining room. Additionally, the ground floor has a semi open-plan kitchen and breakfast room, with the kitchen featuring modern units in white and a range cooker with a gas hob and an extractor hood, while the breakfast room is ideal for informal dining. The adjoining utility room provides further space for storage and appliances.

On the first floor the principal bedroom has an en suite bathroom, a dressing room and access to eaves storage. The second bedroom has a large en suite shower room, while the remaining three bedrooms are served by a family bathroom.

Outside

At the entrance, security gates open onto a long gravel driveway, which leads past the immaculate front lawn, with its hedgerow and tree borders, to the house and parking area, as well as to the integrated double garage. The front garden is bordered by established hedgerows and trees, creating a sense of peace and privacy. The extensive south-facing garden has a terrace across the back of the house for al fresco dining, as well as an expansive lawn, surrounded by mature trees for a sense of peace and privacy. About 1.8 acres.

Location

Bracton House is situated in the picturesque village of Frensham, which benefits from a community village shop, The Holly Bush public house, village hall and recreation ground with cricket, tennis and bowling clubs. Nearby Frensham Little Pond is a popular beauty spot for walks and there is sailing at The Great Pond.

The Georgian town of Farnham offers an excellent choice of pubs, cafes and restaurants including Bills, Côte, The Castle Inn, Zizzi and The Giggling Squid, along with an extensive range of independent and high street shopping and recreational facilities. There are several highly regarded local state and private schools within the area including St Mary's Infant School, Frensham Heights and Edgeborough.

Communications are excellent with the mainline station, with services to London/Waterloo within 3 miles, and the A3/M25 providing access to London, Heathrow, Gatwick and the South Coast.





Floorplans
 Main House internal area 3,115 sq ft (289 sq m)
 Garage internal area 343 sq ft (32 sq m)
 Shed internal area 143 sq ft (13 sq m)
 Total internal area 3,601 sq ft (335 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From Farnham, take the A287/Long Bridge away from the town centre and continue to follow the A287 for 2.8 miles. As you enter the village turn right onto Wire Cut and you will find the entrance to the property on the left.

General

Local Authority: Waverley Borough Council
Services: All mains services
Council Tax: Band H
Fixtures and Fittings: By separate negotiation
Tenure: Freehold
Guide Price: £2,450,000

Farnham

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