



NUTSHELL LODGE | FRENHAM


**Platinum
Homes**
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The Property

Nutshell Lodge sits on a south facing mature and flat plot measuring 2.25 acres, positioned in the centre of the picturesque village of Frensham which is just three miles south of the Georgian town of Farnham and its mainline train station.

This property offers flexible and spacious accommodation as well as the opportunity to extend further (STPP).

Accommodation extends across 3,111 square feet, offering three excellent reception rooms and four upstairs bedrooms that are all enviably located on the south side, enabling all to be filled with plenty of natural light.

The spacious well appointed kitchen/breakfast room is the hub of the ground floor and is fitted with a range of units and a kitchen island. Also on the ground floor is a bedroom and bathroom which could be used as an annex for a relative or au pair.

Outside

The house is accessed by a gated driveway leading to parking for several vehicles and two double garages, both of which are fitted with electric doors.

The grounds are superbly landscaped and the south facing rear garden is undoubtedly one of the main features of this home.

To the rear of the garden is a timber store, used by previous owners as stables.

The property is located in the sought after village of Frensham no more than three miles South of Farnham. Within walking distance is the highly regarded village pub, The Holly Bush, the village shop and post office as well as recreation grounds with cricket, tennis, and bowls clubs.



Features

- Five Bedrooms
- Three Bathrooms
- South Facing Garden
- Two Double Garages
- 2.25 of an Acre Plot
- Picturesque Village Location
- Excellent Sought After Schools
Nearby
- EPC : C (72)
- Council Tax Band : H

Contact

Philip Gascoyne

pgascoyne@platinumbybridges.co.uk

01252 975501


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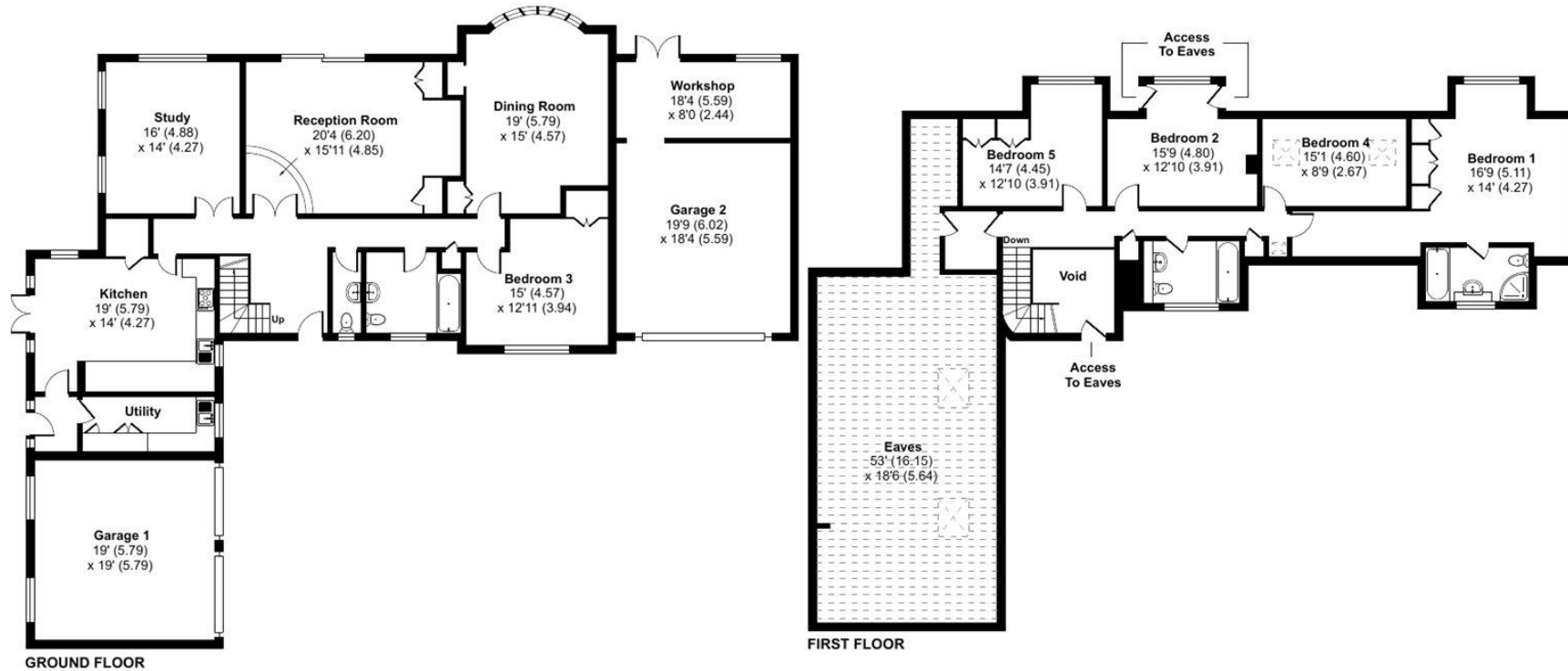
Wire Cut, Frensham, Farnham, GU10

Approximate Area = 3111 sq ft / 289 sq m
Limited Use Area(s) = 779 sq ft / 72.3 sq m
Garage = 884 sq ft / 82.1 sq m
Total = 4774 sq ft / 443.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Bridges Estate Agents Ltd (Platinum Homes). REF: 1088477



