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Roseville Cottages, Summerfield Lane, Frensham, Farnham, Surrey Price Guide £750,000

# 8 Roseville Cottages, Summerfield Lane, Frensham, Farnham, Surrey

Upon entry through the entrance porch, you are greeted by an Oak door leading to a well-appointed interior. The kitchen with double glazed casement doors opening to a delightful southwest-facing landscaped side garden is a highlight, featuring a wealth of eye-catching wall and base level units complemented by granite worktops. Equipped with modern appliances including a Rangemaster cooker, Franke extractor hood, and integrated dishwasher, it also offers ample space for dining.

The living space is equally impressive with Oak flooring and an attractive brick fireplace housing a log burning stove add warmth and character to the room. A staircase leads to the first floor where you'll find the bedrooms. Off this room is the utility room and downstairs bathroom. Additionally, there is a door through to the garden.

The property features two bathrooms, both exuding luxury. One bathroom offers a tile-enclosed bath with an over-bath shower, while the other boasts a large walk-in shower and exposed stone work, adding a touch of rustic charm.

Outside, the landscaped rear garden is a haven of tranquillity, featuring a large paved patio/sun terrace perfect for outdoor entertaining. Mature beds and borders adorned with a variety of plants, shrubs, and trees create a picturesque setting. An ornamental pond, seating area with a Wisteria-clad archway, compost corner, and greenhouse further enhance the appeal. Additionally, a raised kitchen garden with sleeper beams, chicken house, and run cater to those with a green thumb. Additionally, there is a well-proportioned shed/workshop to the rear, with power and light.

Privacy and seclusion are ensured by screening and enclosures comprising panel fencing, mature hedging, shrubs, and trees. Overall, this property offers a rare opportunity to enjoy modern living in a charming countryside setting.

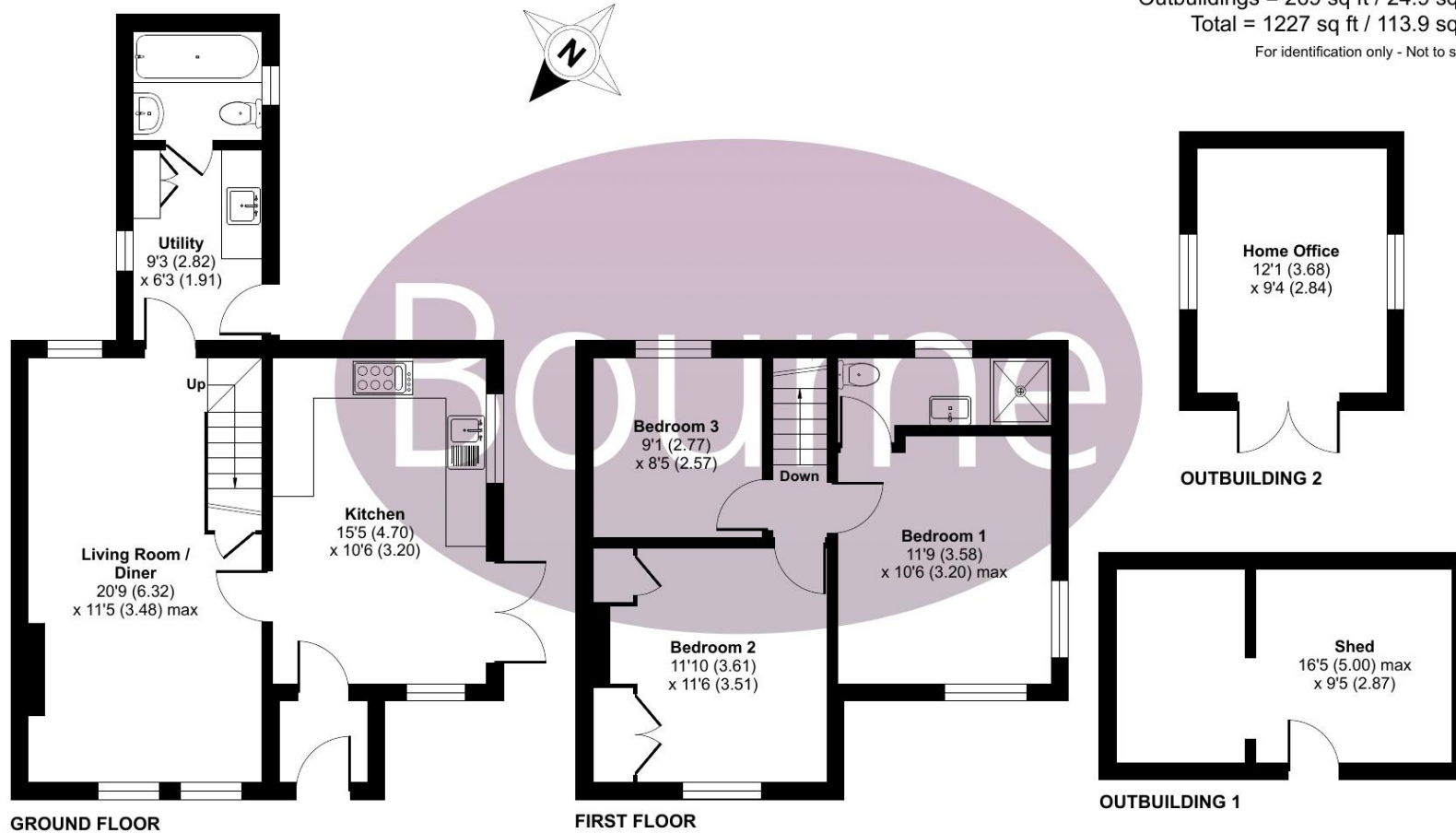
Freehold  
Council tax band E

- Three Bedroom Home
- Semi-Detached
- Dual Aspect Sitting Room
- Utility Room
- Kitchen/Breakfast Room
- Ground Floor Bathroom
- En Suite Shower Room
- Home Office
- Driveway Parking
- No Onward Chain



## Summerfield Lane, Frensham, Farnham, GU10

Approximate Area = 958 sq ft / 89 sq m  
Outbuildings = 269 sq ft / 24.9 sq m  
Total = 1227 sq ft / 113.9 sq m  
For identification only - Not to scale



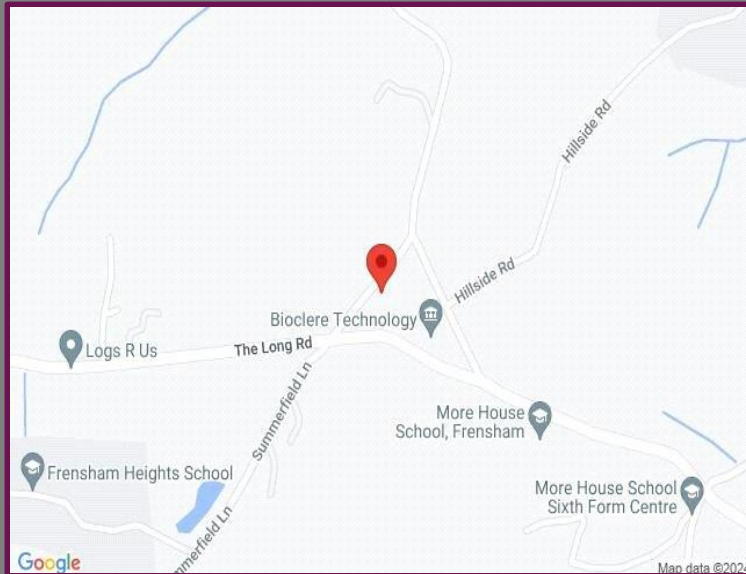
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Bourne Estate Agents. REF: 1106223

# Location

Frensham is renowned for its breathtaking countryside and picturesque beauty spots, such as Frensham Big Pond and Little Pond. The area offers abundant opportunities for outdoor activities including walking, horse riding, sailing, and cycling, with much of the surrounding land under the care of esteemed organizations like the National Trust, Forestry Commission, and RSPB.

Residents can enjoy leisure activities at Hollowdene recreation ground, which hosts cricket, football, tennis, and bowls clubs. Golf enthusiasts have several options nearby, with esteemed courses like Hankley, Hindhead, and Farnham Golf Club at The Sands.

Convenience is at hand with a village shop/post office and a welcoming public house within easy reach. Families will appreciate the range of schooling options available, from acclaimed state institutions like St Mary's Infant School to prestigious private establishments such as Frensham Heights and Edgeborough.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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