



Mulberry, Pitt Lane, Frensham, Farnham, Surrey. GU10 3EF.
Guide Price £2,250,000

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Description

Mulberry is an impressive contemporary barn conversion situated within a prestigious Development on the borders Frensham and Docketfield, offering far reaching countryside views with grounds of approaching 2 acres. The property is approached through double electric gates leading to a substantial driveway offering ample parking and which could provide access to a substantial detached two-storey garage/barn subject to planning permission being granted.

A covered entrance leads to an impressive oversized solid timber front door by Urban Front. The substantial vaulted entrance hallway boasts an industrial style staircase which leads to the galleried landing. There is a stunning double-height barn entrance window in a Crittal style with feature lighting, perfectly showcases the countryside views.

The entrance hallway leads to a stylish open-plan living dining kitchen with wood burning stove, Crittal style double doors leading to a large outdoor entertaining area and substantial central island with breakfast bar. The fully bespoke kitchen offers a unique blend of traditional and contemporary with solid stone work surfaces, handmade tiled flooring, ceramic butlers sink with Perrin & Rowe hot tap and a practical breakfast/larder cupboard. In addition, there are matching Steel Cucine professional range cooker and American-style fridge freezer, two dishwashers and a wine fridge.

Attached to the kitchen is a boot/utility room with matching storage units under stone work surfaces and additional integrated Siemens fridge, freezer and washing machine.

There is a separate family room with feature fireplace and Crittal style doors leading to a lawned area of garden at the front of the property, and a study/bedroom 5 with includes an en-suite shower room.

There are 4 double bedrooms to the first floor with the principal bedroom benefitting from a fully fitted dressing room and luxury en-suite with his and hers basins, designer bath and walk-in shower with Crittal style screening.

The 3 additional spacious bedrooms are all en-suite with feature barn sliding doors, two matching wet room style walk-in showers and the other having a bath with shower over.

Further features include a multi-zone under floor central heating system, natural stone and solid wood flooring, dimmable LED downlighting throughout and superfast fibre broadband.

The westerly facing rear garden benefits from a generous limestone paved entertaining area with far reaching views over the gardens on to a fenced paddock at the rear. In all the grounds measure approximately 1.96 acres. There are a range of mature raise sleeper flower beds, various specimen trees including Olive cloud trees.

Farnham town centre is approximately 4.8 miles from the property with Farnham station offering a direct service into London Waterloo. There are a number of arterial road links nearby including the M3, A3 and M25.

Farnham offers an outstanding selection of schooling with both state and private schools available. Nearby schools include St Edmunds, Frensham Heights, More House, Frensham's St. Mary's CofE Infant School, South Farnham Junior School, Weydon, Edgeborough, Barfield, Aldro, Charterhouse and Lord Wandsworth.

Local Authority

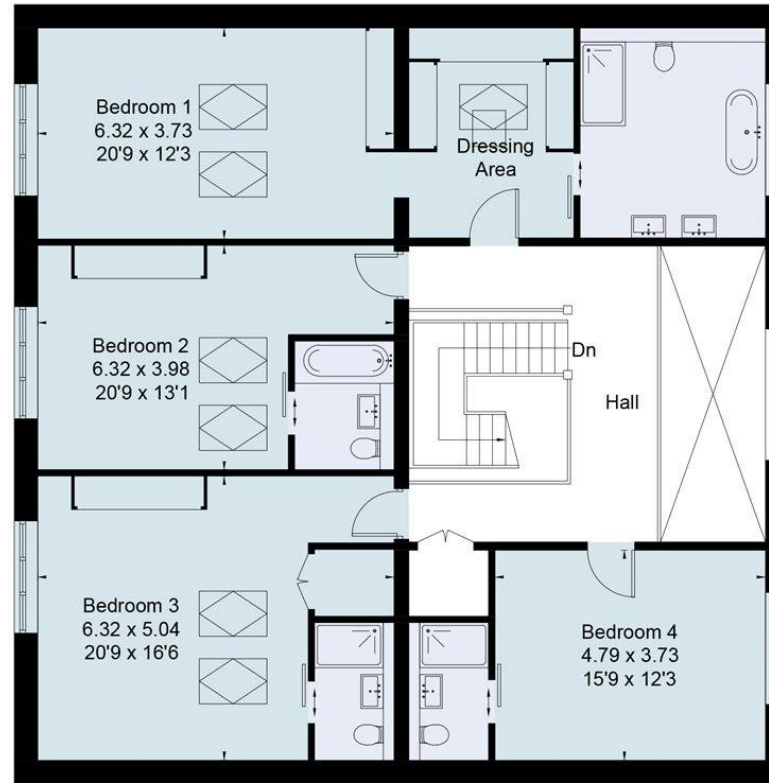
Waverley
Band H



Approximate Floor Area = 326.2 sq m / 3511 sq ft
 Store = 1.5 sq m / 16 sq ft
 Total = 327.7 sq m / 3527 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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