

Middle Bourne Lane, Lower Bourne, Farnham, GU10

Approximate Area = 1771 sq ft / 164.5 sq m (includes garage and excludes void)

For identification only - Not to scale



MIDDLE BOURNE LANE, LOWER BOURNE, FARNHAM, SURREY, GU10

Guide Price £1,100,000

A contemporary and beautifully presented property with a south-easterly facing garden with impeccable views. The property is situated in this prime South Farnham location and is in close proximity to some of Farnham's most prestigious schools.

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ACCOMMODATION

Newly fitted open plan kitchen/breakfast/dining room with vaulted ceiling

Sunroom and far reaching woodland views

Principal bedroom suite with sauna

Solar panels and EV charging point

Garage with electric door and access from courtyard

0.2 acres

Courtyard, driveway and large car port

Catchment to South Farnham School

No onward chain

DESCRIPTION

A unique and very impressive home, nestled in the heart of Lower Bourne, close to a great mixture of local amenities.

This individual stylish home was built approximately 40 years ago by a well renowned local architect and has been updated to an exacting and high quality finish.

The property comprises an inviting entrance hallway, leading onto a newly fitted open plan kitchen/breakfast/dining room room with vaulted ceiling, underfloor heating and French doors onto patio with far reaching views, adjoining utility room, impressive sitting room with log burning stove and vaulted ceiling, triple aspect garden/sun room with views to surrounding woodland.

To the right wing of the property, there is an impressive principal bedroom suite with walk in dressing room, built in wardrobe, en suite shower room and sauna, two further double bedrooms and a family bathroom.



Outside

The property is accessed via a secure roller door onto courtyard/driveway and there is parking for several vehicles as well as the car port and single garage. To the rear there is a charming mature garden, mainly laid to lawn with mature borders planted with a mixture of plants, shrubs and trees. The garden faces in a south-easterly direction and has far reaching views to the surrounding Bourne woodland.

LOCATION

The property is situated in this prime and very popular South Farnham location, Lower Bourne. There are local amenities in The Bourne including two Public Houses, local shop, chemist, Doctors surgery, Veterinary clinic and village recreation ground with tennis courts. The property is ideally placed to gain access to the centre of Farnham with its wide range of amenities as well as the railway station. There are train services to London Waterloo within approximately an hour. The A31 connects with the A3 at Guildford enabling road access to the City of London, or in turn connecting via the A331 with Junction 4 of the M3 motorway. Lying on the south side of Farnham, the property is conveniently located to access many of the area's highly regarded government and private schools including The Bourne primary school, South Farnham, Weydon Academy, Edgeborough and Frensham Heights. There are also outdoor pursuits at Alice Holt Forestry Commission, The Bourne Woods and Frensham common/Ponds including walking, riding, sailing and biking.

LOCAL AUTHORITY

Waverley Borough Council, Farnham I Council Tax Band F

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		