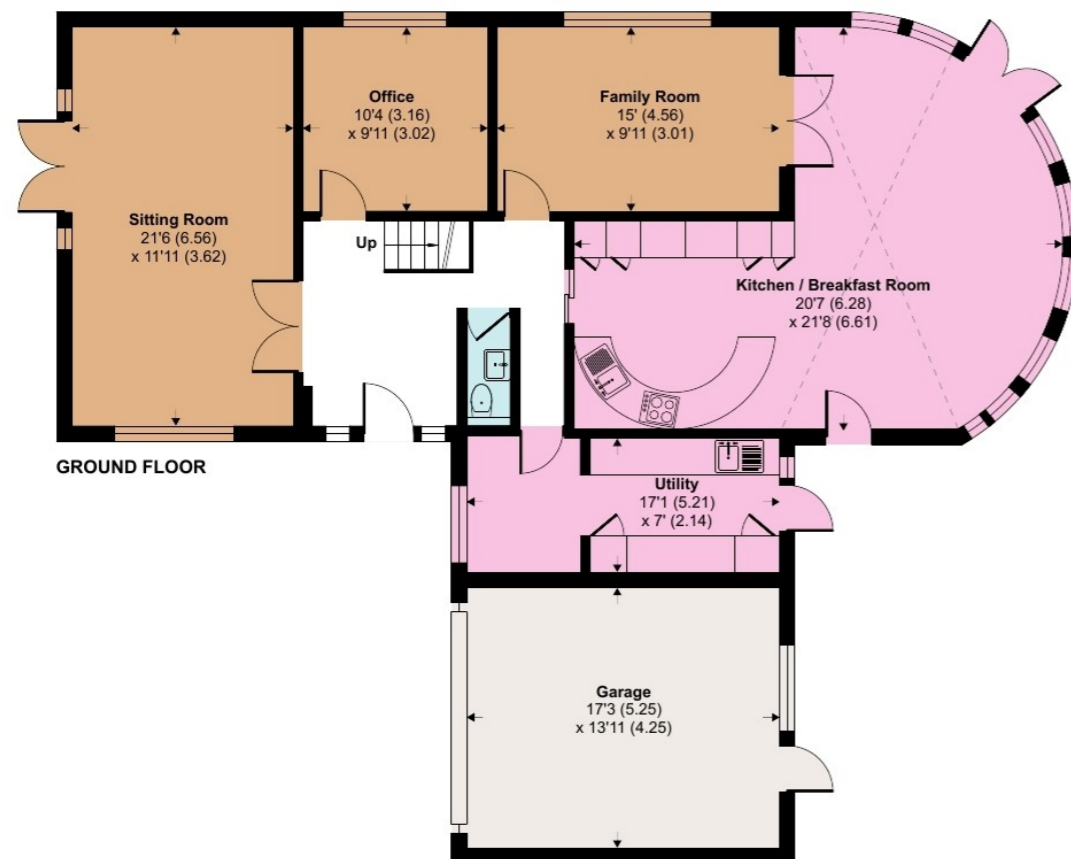
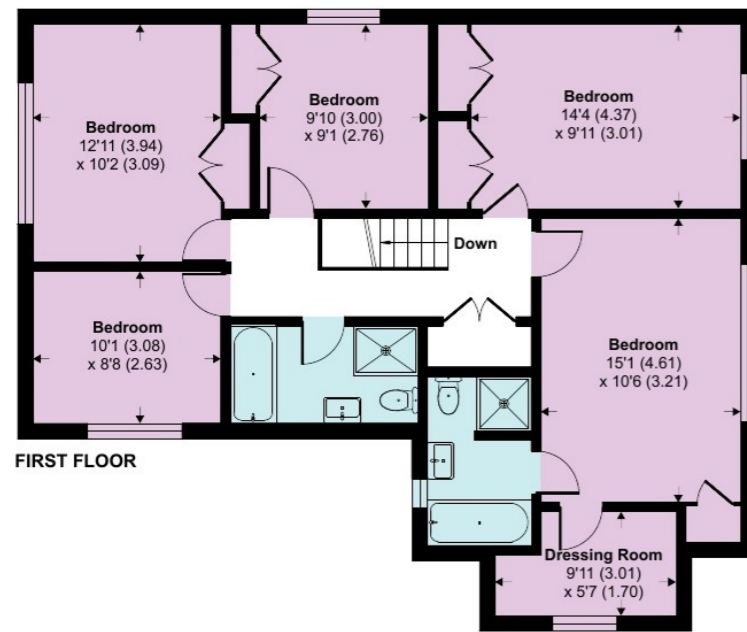


Bourne Firs, Lower Bourne, Farnham, GU10

Approximate Area = 2178 sq ft / 202.3 sq m
 Garage = 234 sq ft / 21.7 sq m
 Total = 2412 sq ft / 224 sq m
 For identification only - Not to scale



BOURNE FIRS, LOWER BOURNE, FARNHAM, SURREY, GU10

Offers in excess of £1,000,000

An immaculately presented detached family home located on a smart private cul-de-sac in the popular area of Lower Bourne.

Tel 01252 733042
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Winkworth



ACCOMMODATION

Detached family home

Stunning open plan kitchen/breakfast room

Three reception rooms

Principal bedroom suite

Cul-de-sac

Situated in the popular village of Lower Bourne

Close proximity to Bourne Woods

No onward chain

DESCRIPTION

Approached via a tarmac driveway, this detached family home comes to the market with no onward chain.

This family home is positioned on a sought after cul-de-sac within close proximity to the popular village of Lower Bourne and South Farnham School.

Upon entering, there is a large inviting entrance hallway, a wonderful open plan fully fitted kitchen/breakfast room with curved breakfast bar/ peninsular, impressive dining area with floor to ceiling windows, skylight and French doors to side, adjoining utility room with backdoor to courtyard, family room, dual aspect sitting room with French doors to garden, office and a downstairs cloakroom.

To the first floor, there is an impressive principal bedroom with dressing room and en suite bathroom with separate shower, four further double bedrooms (three with built in wardrobes), large landing, airing cupboard and family bathroom.



Outside

The property has a good amount of frontage with a front lawn area, tarmac driveway providing ample parking for several cars, with access to the double garage. The large rear garden is well screened and mainly laid to lawn. There is a good array of bedding plants, shrubbery, small trees, a garden shed and two patio areas.

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 cricket nets and 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 South Farnham, Weydon Academy, Edgeborough and Frensham Heights. There are also outdoor pursuits on the doorstep at The Bourne Woods and further afield at Alice Holt Forestry Commission and Frensham common/Ponds including walking, riding, sailing and biking.

LOCAL AUTHORITY

Waverley Borough Council, Farnham | Council Tax Band G

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.

