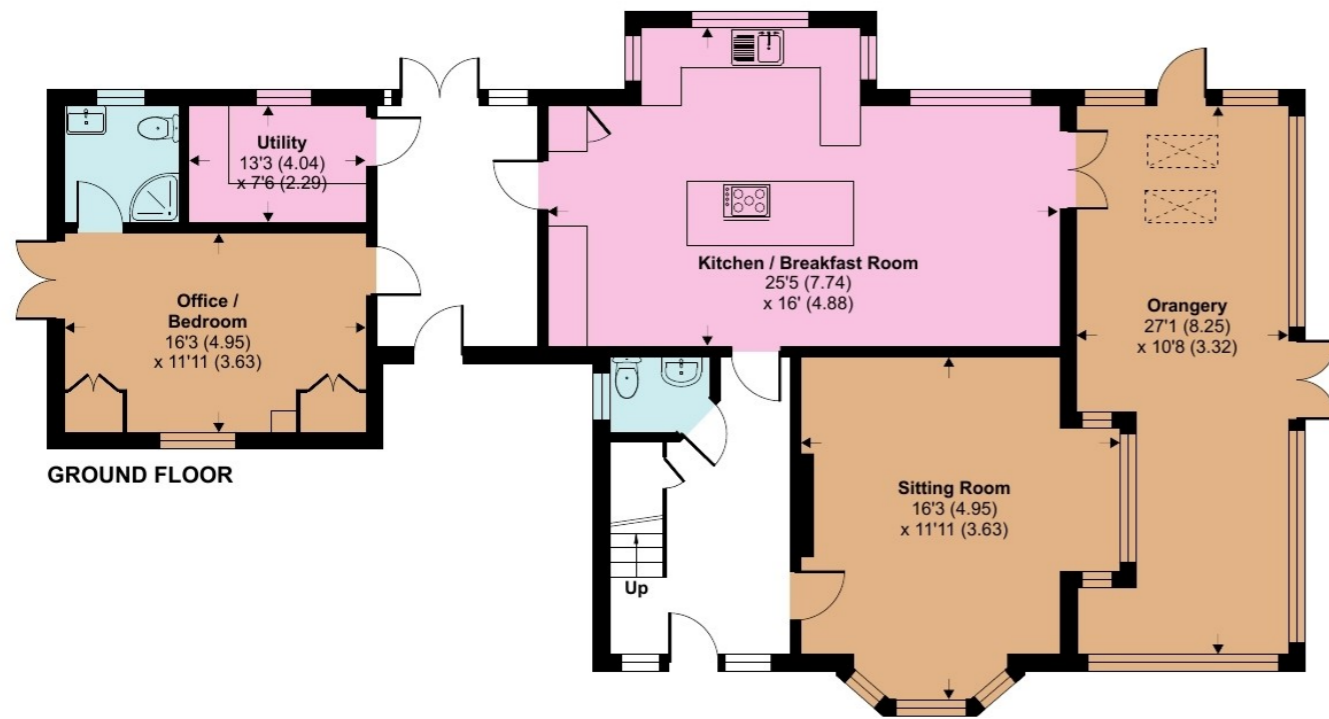
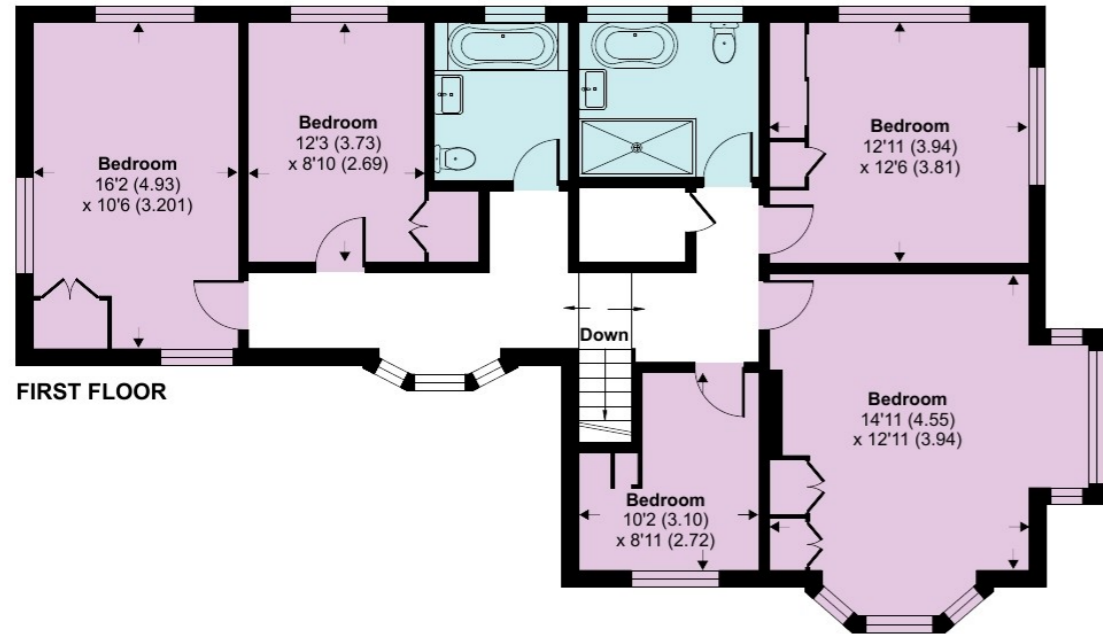


Frensham Road, Lower Bourne, Farnham, GU10

Approximate Area = 2480 sq ft / 230.3 sq m

For identification only - Not to scale



FRENHAM ROAD, LOWER BOURNE, FARNHAM, GU10

Guide Price £1,250,000

A substantial family home with a private path and gate directly onto Bourne Village Green.

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ACCOMMODATION

- Charming 1950's detached family home
- 2,480 square feet
- Prime South Farnham position
- Multiple reception rooms
- Highly private position
- Large driveway for several vehicles
- Private gated access onto Bourne Green
- South facing patio

DESCRIPTION

A fine detached family home situated in the heart of Lower Bourne, benefiting from direct access to Old Frensham Road and the Bourne Village Green.

The accommodation is spacious throughout, perfect for family and/or multi-generational living.

Upon entering, there is a large inviting entrance hallway, open plan kitchen/breakfast room with central island, adjoining orangery with French doors to side patio/bbq area, sitting room with gas fireplace and bay window, downstairs cloakroom. There is a further hallway with access to a utility room and large office/bedroom with French doors to side garden and en suite shower room.

To the first floor, there is an impressive landing space that provides access to all bedrooms. There is a principal bedroom with two bay windows, guest bedroom, airing cupboard, family bathroom with separate shower, two further double bedrooms, single bedroom and a second bathroom.



Outside

The property is approached via a shingle driveway with parking for numerous vehicles. To the right of the property is a paved terrace which faces in a southerly direction, ideal for outside entertaining with a bbq area. Towards the rear of the property the garden is mainly laid to lawn, shielded by hedging giving a high degree of privacy. Situated at the bottom of the garden is a gate, providing direct access onto Old Frensham Road and the recreation ground.

LOCATION

The property is situated in this prime South Farnham location, in the popular Bourne area. The property lies between the Frensham Road and the Old Frensham Road, with vehicular access from the Frensham Road. There is a path directly from the property onto the Bourne Green with tennis courts, pavilion, playground and cricket nets. The property is also within walking distance of a village convenience store, florist, hairdressers, veterinary, public house and church. Lower Bourne benefits from a pre-school nursery and the outstanding South Farnham School. Farnham train station is 1.4 miles away with links to London Waterloo. Also close by is the high performing Weydon Secondary School and an excellent choice of private schools including, Frensham Heights, More House and Edgeborough Prep School. Nearby there is Frensham Ponds, where sailing is a popular activity, and Bourne Woods, which are ideal for walking, running, fishing, cycling and riding. Access to the M3 can be gained via the A331 and the A3 can be joined at Guildford via the A31.

LOCAL AUTHORITY

Waverley Borough Council, Farnham | 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	