

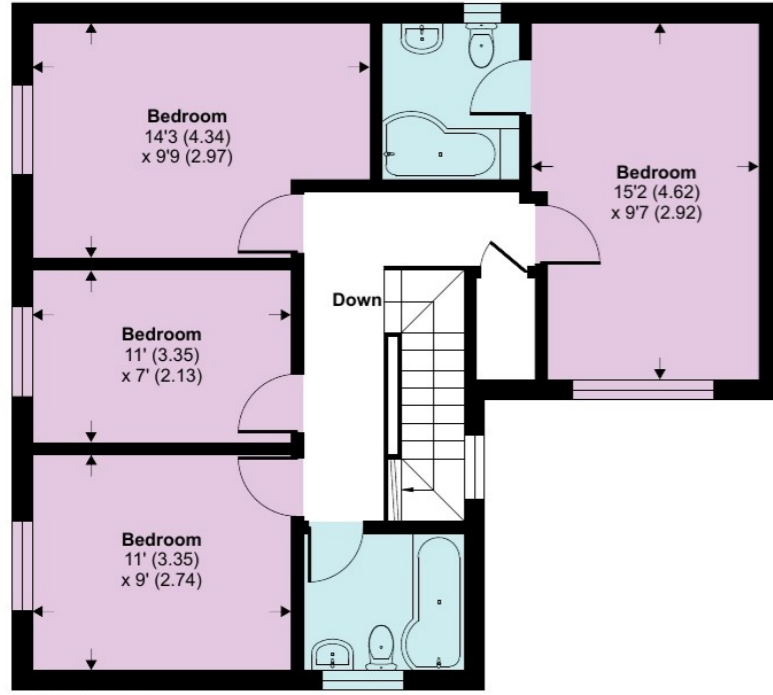
# Fox Road, Lower Bourne, Farnham, GU10

Approximate Area = 1398 sq ft / 129.8 sq m

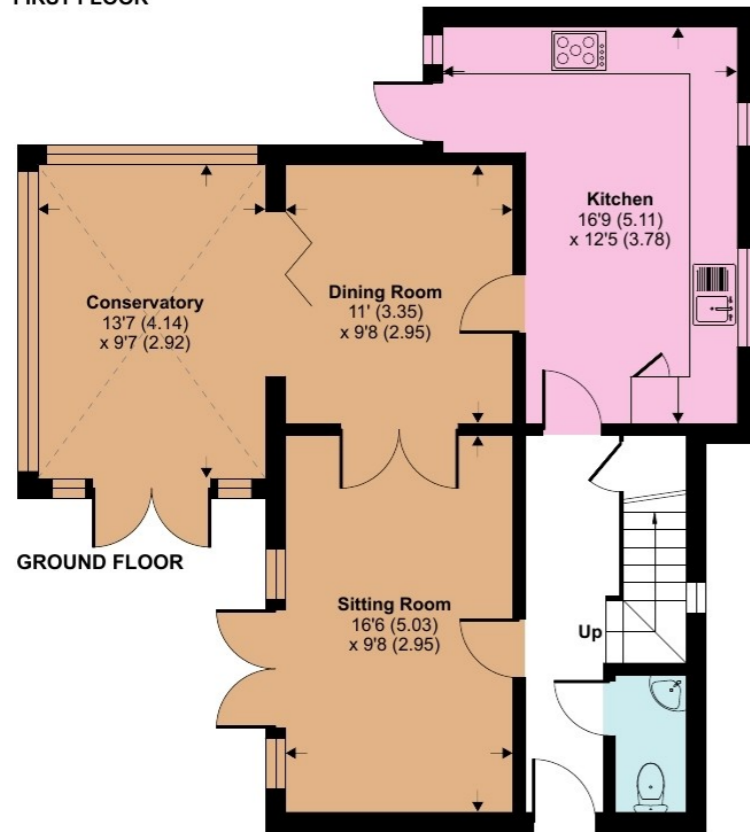
Garage = 182 sq ft / 16.9 sq m

Total = 1580 sq ft / 146.7 sq m

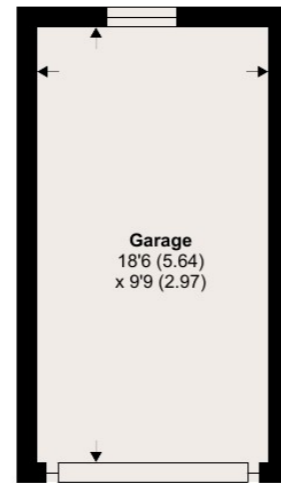
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



## FOX ROAD, LOWER BOURNE, FARNHAM, GU10

Guide Price £800,000

A wonderful family home situated within the highly regarded area of Lower Bourne.

Tel 01252 733042  
Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
99 West Street, Farnham, GU9 7EN

**Winkworth**

Tel 01252 733042  
Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
99 West Street, Farnham, GU9 7EN

**Winkworth**



**ACCOMMODATION**

Catchment for the outstanding South Farnham Infants and South Farnham School

Turnkey living

Newly fitted kitchen/breakfast room

Family room and sitting room

Principal bedroom with en suite shower room

Three further double bedrooms

Driveway parking and garage

Walking distance to village shop and Bourne Green

**DESCRIPTION**

A tastefully presented family home within close proximity to South Farnham Infant School and the Bourne Green. Farnham mainline station is only 1.1 miles away.

This attractive home has recently been updated and modernised by the current owners. The accommodation is well presented throughout and comprises inviting entrance hallway, newly fitted kitchen/breakfast room with back door to side, family room, sitting room French doors to garden, conservatory with French doors to garden, downstairs cloakroom and understairs storage.

Upstairs there is a principal bedroom with en suite bathroom, a further three double bedrooms, family bathroom, large landing and airing cupboard.

Outside there is a secluded and well screened south facing garden which has two patio areas, a garden shed, area of lawn, sun terrace and it is well planted by a mixture of plants and shrubbery. At the front of the property there is a gravelled driveway and access to the garage.



**LOCATION**

Fox Road is situated within the highly regarded area of Lower Bourne which is located to the south of Farnham. The property is within walking distance of a village convenience store, florist, hairdressers, veterinary, public house, church and village green with popular tennis and cricket clubs and playground. Lower Bourne benefits from a pre-school nursery and the outstanding South Farnham School. Farnham train station is 1.2 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, Godalming

**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

