

Tilford Road, Lower Bourne, Farnham, GU10

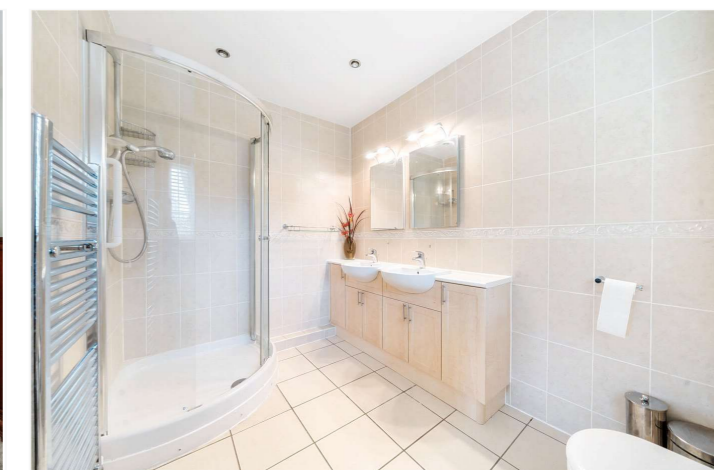
Approximate Area = 2889 sq ft / 268.3 sq m (excludes carport)

Outbuilding = 127 sq ft / 11.8 sq m

Carport = 345 sq ft / 32 sq m

Total = 3361 sq ft / 312.2 sq m

For identification only - Not to scale



TILFORD ROAD, LOWER BOURNE, FARNHAM, SURREY, GU10

Offers in excess of £1,500,000

A fantastic opportunity to purchase this delightful and charming detached family home sitting centrally within beautiful, secluded and flat gardens of 0.75 acre in this prime part of Lower Bourne.

Tel 01252 733042
 Email Farnham@winkworth.co.uk
 99 West Street, Farnham, GU9 7EN

Winkworth

Tel 01252 733042
 Email Farnham@winkworth.co.uk
 99 West Street, Farnham, GU9 7EN

Winkworth



ACCOMMODATION

- Charming detached family home
- Prime South Farnham position
- Multiple reception rooms
- Annexe
- Approx. 0.75 acre
- Large driveway and oak framed Rookery car port
- Immediate proximity to Bourne Woods
- No onward chain

DESCRIPTION

This sale offers a purchaser a rare opportunity to acquire this home which has not been on the market for over 32 years.

The house is approached via a long private gravelled drive to an area of parking and the Rookery oak framed car port. From the parking area the house can be accessed via the front door.

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

Upon entering, there is an inviting entrance hallway, fully fitted kitchen/breakfast room, adjoining utility room with back door to rear courtyard and access to integral annexe which benefits from a reception area, stairway, upstairs bedroom/studio and en suite bathroom. Towards the rear of the ground floor, there is a large sitting room with open fireplace and views to garden, family/dining room, conservatory, study/snug room and downstairs cloakroom.

To the first floor, there is an impressive landing space that provides access to all bedrooms. There is a principal bedroom with en suite shower room and views over the grounds, three further double bedrooms, family bathroom and airing cupboard. Three of the bedrooms have their own vanity units within.



Outside

The property sits far back from the road with a large gravelled driveway providing ample parking for several cars, with access to the oak framed Rookery car port with storage bay and the front is enclosed by mature trees and hedging. Towards the rear of the property there is a large level garden, courtyard area, large patio and there is direct access onto the Bourne Woods. In all the gardens and grounds are approximately 0.75 acre.

LOCATION

This property is situated on a desirable position on the south side of Farnham with immediate access to the Bourne Woods. It is within close proximity to the mainline station (London Waterloo within the hour), town centre and local shops as well as South Farnham (The Bourne infant school) and South Farnham junior school. The property is within walking distance to The Spotted Cow public house and there are nearby shops at the Ridgeway and The Bourne include a Butcher's, Bakery, pharmacy, Tesco Express, wine shop and an off licence.

There are walks directly from this location utilising public footpaths taking you to The Bourne Woods which is ideal for walking, riding, cycling and running. The surrounding area boasts many miles of open countryside much of which is under the ownership of The National Trust. Farnham town centre is approximately 1 mile away and provides a comprehensive range of shops, pubs and restaurants with leisure and cultural facilities. There are excellent road links via the A31 linking to the A331, M3 and the A3 providing fast access to London and the national motorway network.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	