

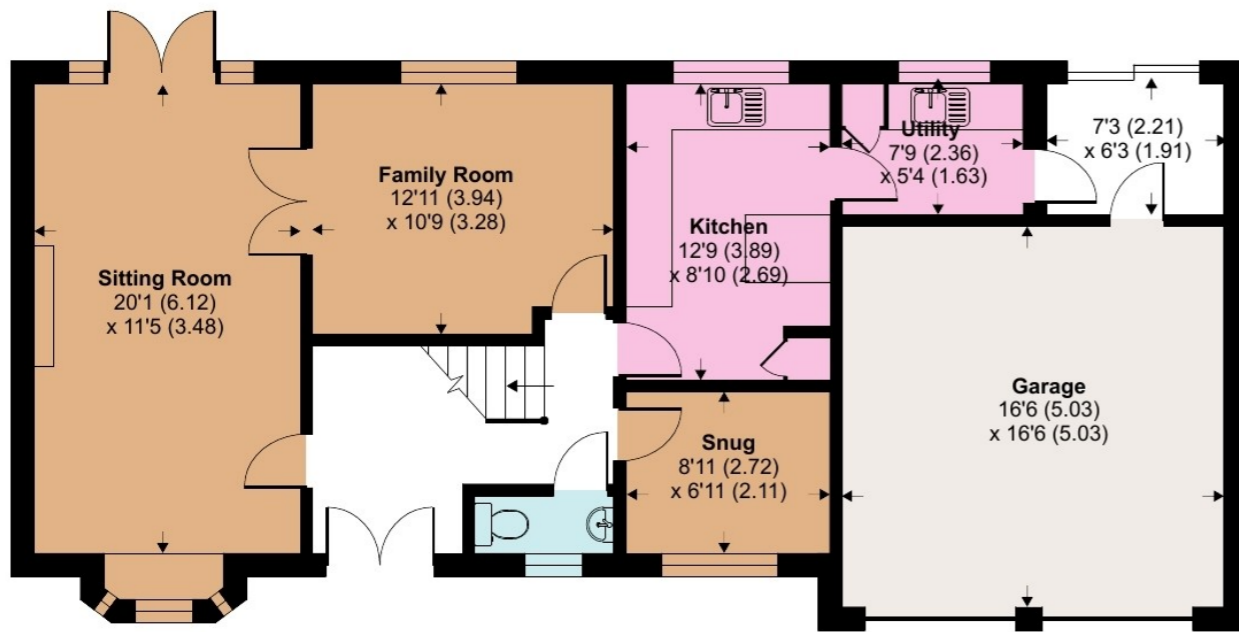
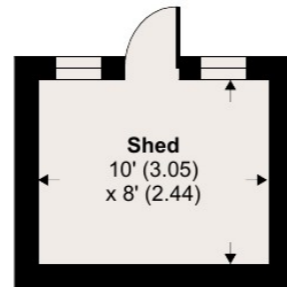
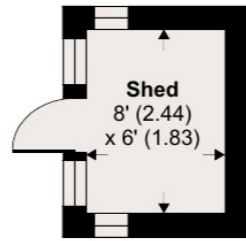
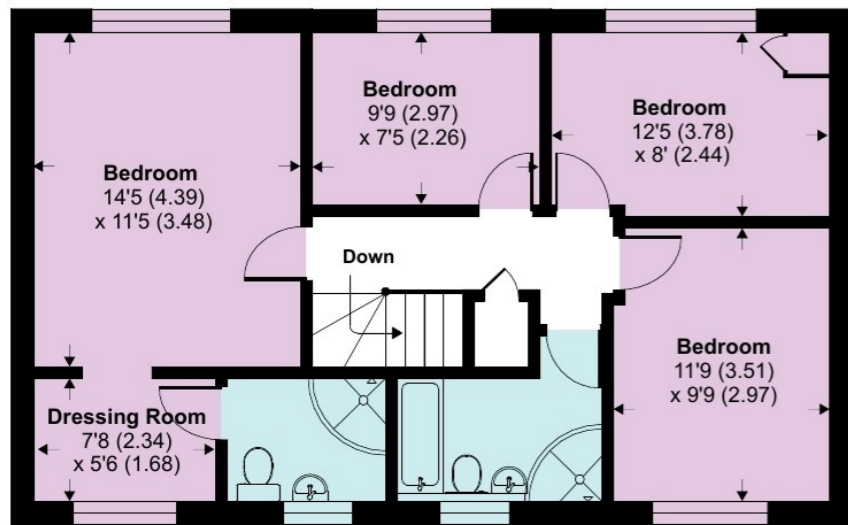
Eldon Drive, Lower Bourne, Farnham, GU10

Approximate Area = 1790 sq ft / 166.3 sq m (includes garage)

Outbuildings = 127 sq ft / 11.8 sq m

Total = 1917 sq ft / 178.1 sq m

For identification only - Not to scale



Eldon Drive, Lower Bourne, Farnham, Surrey, GU10

Guide Price £925,000

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

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ACCOMMODATION

- Detached family home
- Three reception rooms
- Principal bedroom suite
- Private road
- Double garage
- Cul-de-sac
- Walking distance to the popular village of Lower Bourne
- No onward chain

DESCRIPTION

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

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

Upon entering, there is a large inviting entrance hallway, fully fitted kitchen with central island and adjoining utility room, family room, sitting room with feature fireplace, bay window and French doors to rear, snug, boot room with access to integral double garage, downstairs cloakroom.

To the first floor, there is an impressive dual aspect principal bedroom with dressing room and en suite shower room, three further double bedrooms, large landing and family bathroom.

Outside

The property has a good amount of frontage with a front lawn area, side lawn, large gravelled driveway providing ample parking for several cars, with access to the double garage. The wide rear garden is



well screened and mainly laid to lawn. There is a good array of bedding plants, shrubbery, small trees, two garden sheds 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, 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, 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.

