

Ernest Close, Lower Bourne, Farnham, GU10

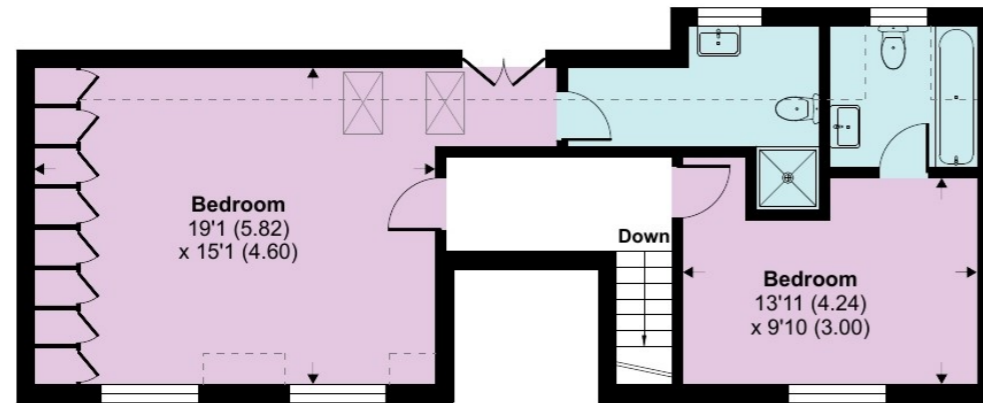
Approximate Area = 1972 sq ft / 1873 sq m (includes garage)

Limited Use Area(s) = 89 sq ft / 8.2 sq m

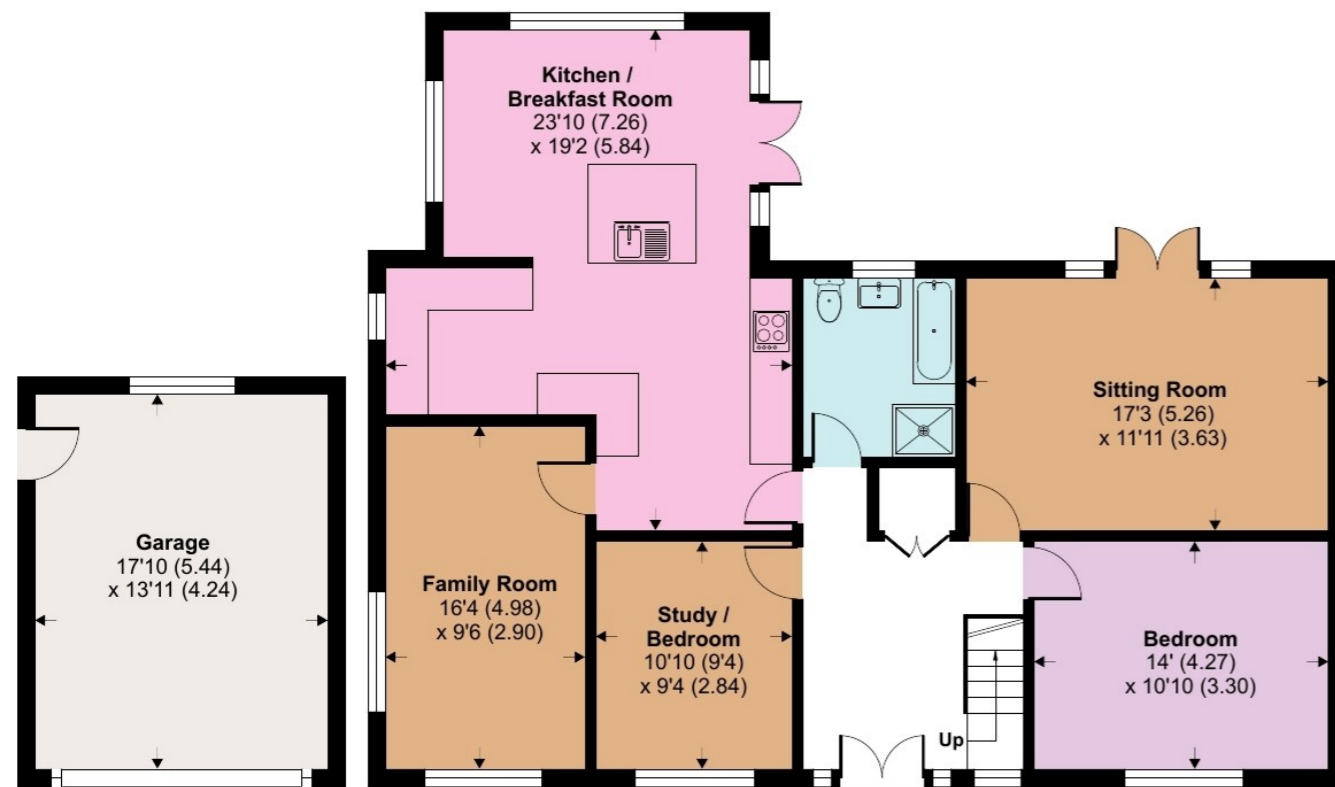
Total = 2061 sq ft / 191.5 sq m

For identification only - Not to scale

Denotes restricted
head height



FIRST FLOOR



GARAGE

GROUND FLOOR



Ernest Close, Lower Bourne, Farnham, Surrey, GU10

Guide Price £1,195,000

This substantial property is tucked away down a private lane and situated in the ever so popular Lower Bourne. The home is approached via a sweeping gravelled driveway.

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ACCOMMODATION

- Substantial family home
- Open plan living
- Recently refurbished throughout
- Three reception rooms
- Garage
- High level of privacy
- Immediate access to footpaths
- Walking distance to Ridgway shops
- Prime South Farnham position

DESCRIPTION

The home is approached via wooden gates and benefits from secluded gardens and is just under 0.5 miles away from nearby shops and amenities.

This private home has recently been fully refurbished throughout and comprises wide and inviting entrance hallway with vaulted ceiling, newly fitted triple aspect open plan kitchen/breakfast room hub with central island and utility area, dual aspect family room, large sitting room with French doors to rear patio, snug/bedroom, downstairs bedroom/reception room, family bathroom and under stairs storage.

Upstairs the principal bedroom has an en suite shower room with dressing area, landing and guest bedroom with en suite bathroom.

Outside the beautifully landscaped gardens are private and well screened being framed by mature specimen trees. There is a substantial area of level lawn and the gardens have been well stocked with mature shrubs, plants and flowers. The garden has the benefit of facing in a westerly direction and there is a large gravelled patio that extends the length of the property. To the front the property is approached via a long gravelled driveway leading to a



large parking area for numerous cars, front entrance and one and a half width garage.

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 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 The Bourne primary school, 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

