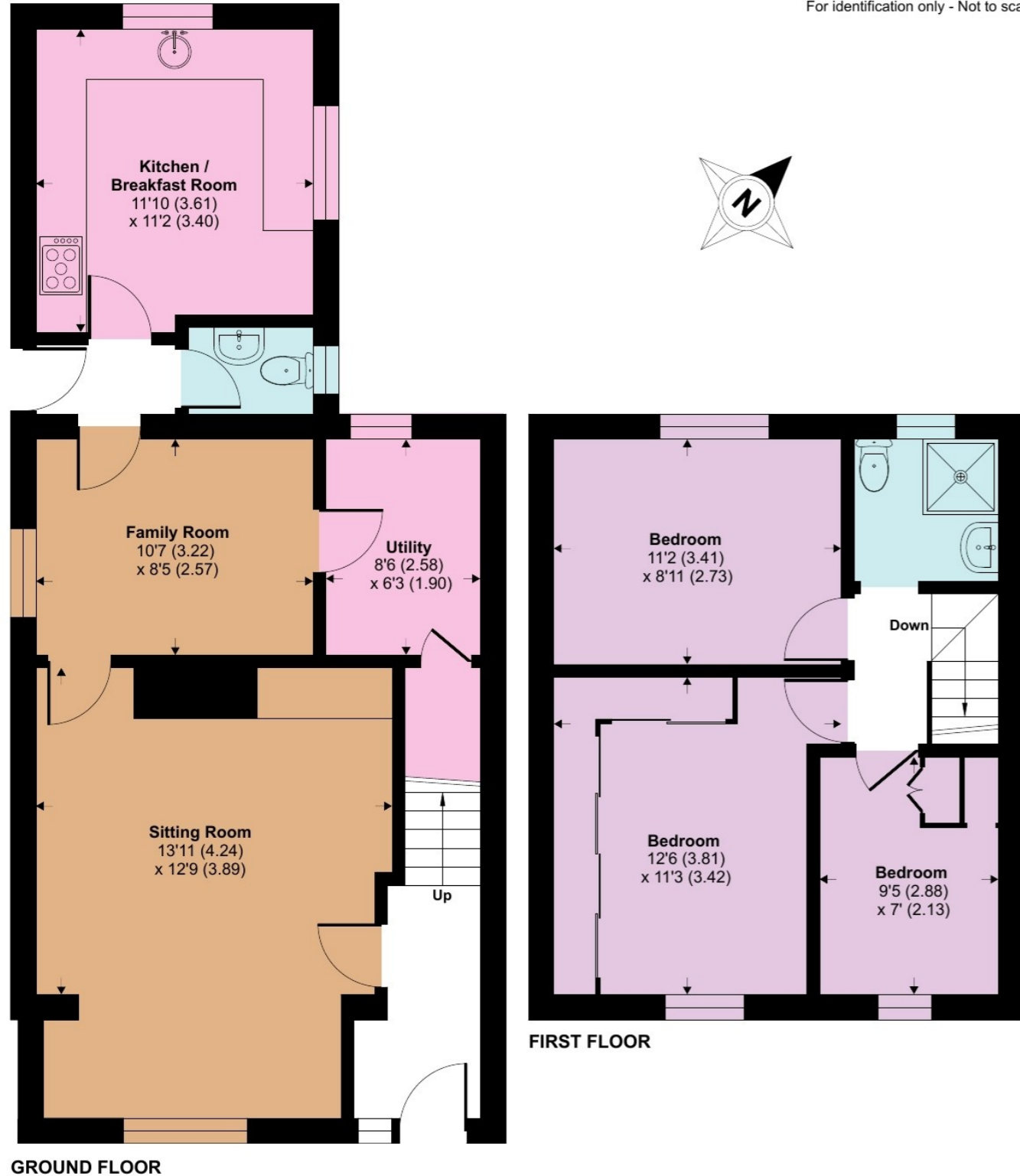


# Fox Road, Lower Bourne, Farnham, GU10

Approximate Area = 1008 sq ft / 93.6 sq m

For identification only - Not to scale



## FOX ROAD, LOWER BOURNE, FARNHAM, SURREY, GU10

Guide Price £500,000

Three bedroom semi detached home in a highly sought after location in Lower Bourne, just a short walk to South Farnham School, local amenities and country walks.

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**ACCOMMODATION**

- Desirable location
- Short walk to South Farnham School
- Three bedrooms
- Semi detached
- Good sized garden
- Off street parking
- Potential to extend STPP
- No onward chain

**DESCRIPTION**

A three-bedroom family home located in the desirable Lower Bourne area of South Farnham.



This property would benefit from some modernisation and has potential to extend STPP.

**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, 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 which is just a few minutes walk away.

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, cycling and riding. Access to the M3 can be gained via the A331 and the A3 can be joined at Guildford via the A31.

The downstairs accommodation comprises entrance hallway which opens into the light and spacious sitting room with feature gas fireplace, separate family/dining room, utility room, downstairs w/c and good sized kitchen/breakfast room with integrated double oven, gas hob, ample storage cabinets and back door that leads out to the garden. There is also a storage cupboard under the stairs. The upstairs accommodation has two double bedrooms, a single bedroom and a wet room. There principal bedroom is a good sized and also has fitted wardrobes.

Outside, the large, private and enclosed rear garden measures approximately 90ft in length and backs onto The Bourne Stream and woodland. The rear garden is split into two main areas, the large patio area leading from the back of the house and then a larger area towards the back with a greenhouse and large shed. To the front there is a paved driveway with parking for multiple vehicles. There is also side access from the front leading to the rear garden through a secure gate.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**LOCAL AUTHORITY**

Waverley Borough Council, Farnham | Council Tax Band D

**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.