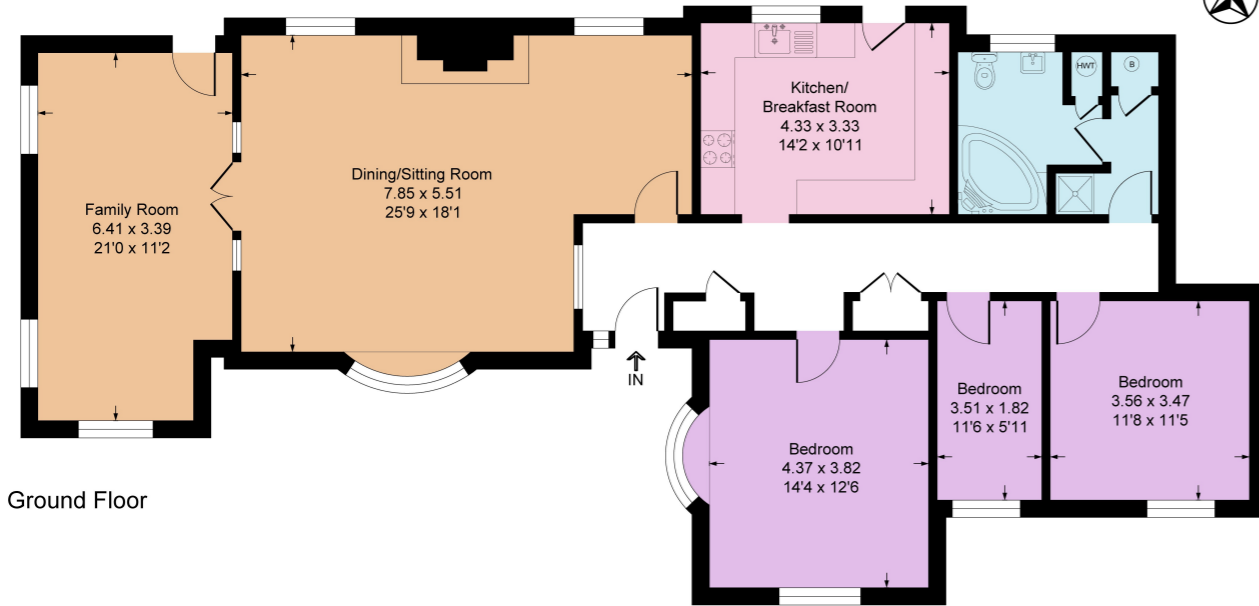


Middle Bourne lane GU10

Approximate Gross Internal Floor Area = 139.7 sq m / 1504 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Middle Bourne Lane, Lower Bourne, Farnham, Surrey, GU10

Guide Price £675,000

A spacious three bedroom bungalow with landscaped gardens, ample parking and is situated in a highly sought after location convenient to the village of Lower Bourne.

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**Winkworth**



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



**ACCOMMODATION**

- Two reception rooms
- Three bedrooms
- Landscaped and low maintenance gardens
- Parking for several vehicles
- Sought after road
- South Farnham location

**DESCRIPTION**

The property is situated in this prime South Farnham location, approximately 1.3 miles from the town's elegant Georgian centre and mainline station, which offers a fast regular service to Waterloo, and is in close proximity to some of Farnham's most prestigious schools.



On entry, the accommodation comprises large inviting central hallway, recently fitted kitchen/breakfast room with door to rear patio, 25'9 dual aspect sitting room with feature bay window and fireplace, dual aspect family room. The right wing of the property comprises principal bedroom with bay window, double bedroom, single bedroom/study, family bathroom with separate shower, airing cupboard.

Outside  
To the front of the property there is a brick paved driveway for numerous vehicles, front lawn area, patio and bedding. The rear garden has been fully landscaped to provide low maintenance and consists of large patio, bedding areas and garden pond. There is a good degree of privacy.

**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

