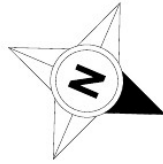
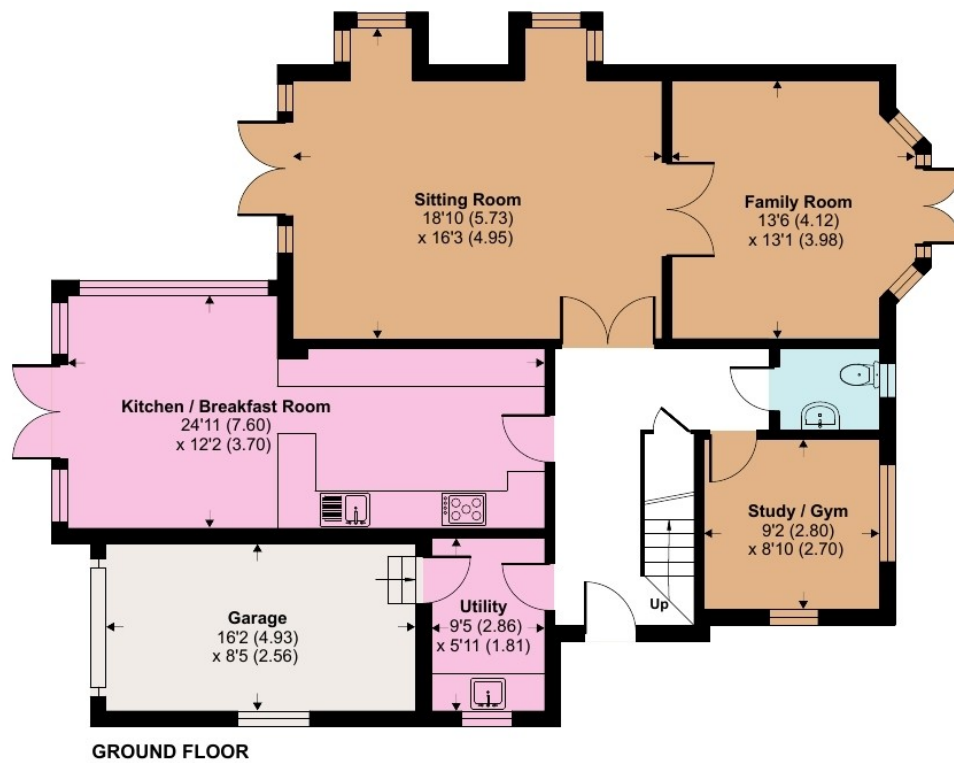
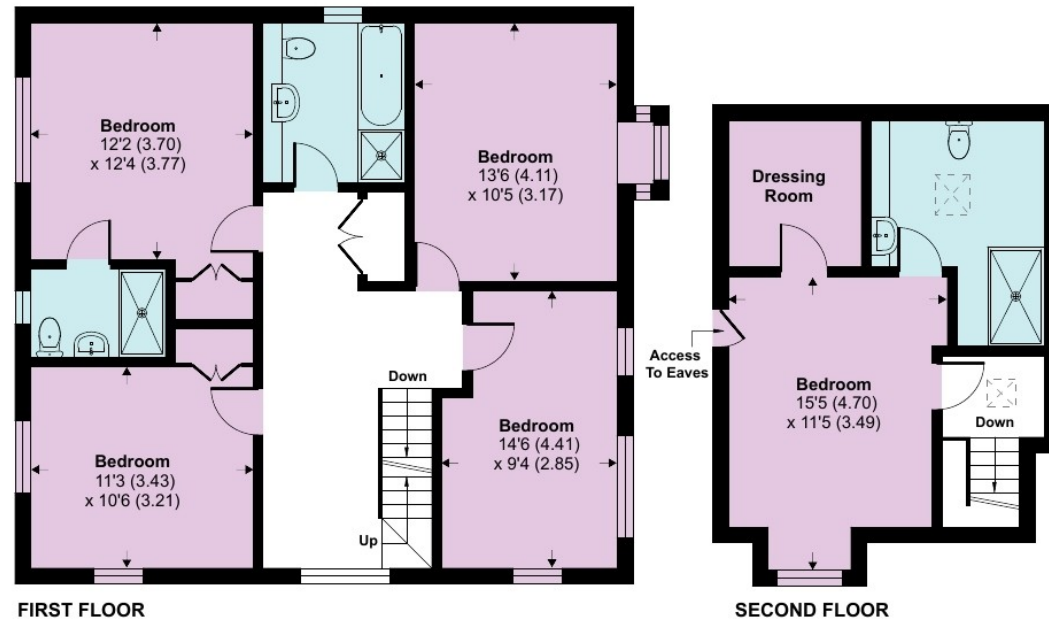


# Longdown Road, Lower Bourne, Farnham, GU10



Approximate Area = 2266 sq ft / 210.5 sq m  
 Garage = 141 sq ft / 13 sq m  
 Total = 2407 sq ft / 223.5 sq m  
 For identification only - Not to scale



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

Guide Price £1,250,000

Designed by a local highly regarded architect, this elegant family home boasts over 2,400 sq. ft. of accommodation and is located on a prime South Farnham residential road.

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

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**Winkworth**





- ACCOMMODATION**
- High specification kitchen/breakfast room
  - Three reception rooms
  - Turnkey living
  - Principal suite and guest bedroom with en suite
  - Three further double bedrooms
  - Garage and utility room
  - Prime South Farnham road
  - South facing rear garden
  - Close proximity to South Farnham School and Weydon Academy
  - No onward chain



**Outside**

The rear garden faces due south and is mainly laid to lawn. The house sits on a corner plot with pretty rear and front gardens which comprise mature laurel hedging with a mixture of post and rail and close boarded fencing. The rear garden has a large patio, mature shrubs and bushes at boundaries. A brick walled boundary gives access to a hard standing driveway and access to an integral garage.

**LOCATION**

Woodroffe House is located within the Bourne, in the favoured southern side of Farnham. The Bourne is ideally located with local shops and a wide variety of leisure facilities nearby. There are thriving local pubs, doctor’s surgery, and recreation ground with play area.

Nearby there is The Bourne Tennis Club, Frensham Ponds Sailing Club, Frensham Common, the Bourne Woods & Alice Holt Forest, all within easy reach offering opportunities for walking, riding and cycling.

**DESCRIPTION**

This substantial home was built in 2007 and offers well presented accommodation which is located within a sought after location, within close proximity to Weydon Academy, South Farnham School and Farnham mainline train station.

The accommodation consists of over 2,400 square feet and the ground floor comprises large inviting entrance hall, a well-proportioned sitting room with French doors to rear patio and two bay windows, adjoining family room with French doors to courtyard area, kitchen/breakfast room with vaulted ceiling and French doors to garden, utility room with access to integral garage, gym/study room, downstairs cloakroom and understairs storage.

On the first floor there is a guest bedroom with en suite shower room and built in wardrobe, three further double bedrooms (one with built in wardrobe), large landing space and family bathroom with separate shower. Upstairs on the second floor there is a principal bedroom suite with walk in dressing room.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Farnham is an old English market town with narrow cobbled streets and attractive Georgian architecture, a 12th century Castle and parish church. Farnham mainline station provides trains to London Waterloo from 53 minutes. The A31 provides swift access to the A3, M3, M25 and the national motorway network as well as both Heathrow, Gatwick and Southampton airports.

There are a number of good schools in the area including The Bourne (Infant) School, St. Polycarps, South Farnham Middle School, Edgeborough, Frensham Heights and Charterhouse.

**LOCAL AUTHORITY**

Waverley Borough Council, Farnham | Council Tax Band G

**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.