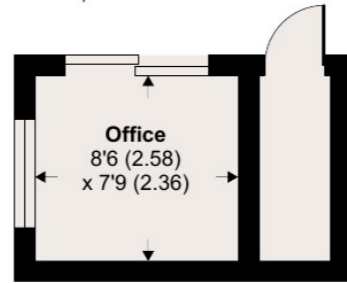
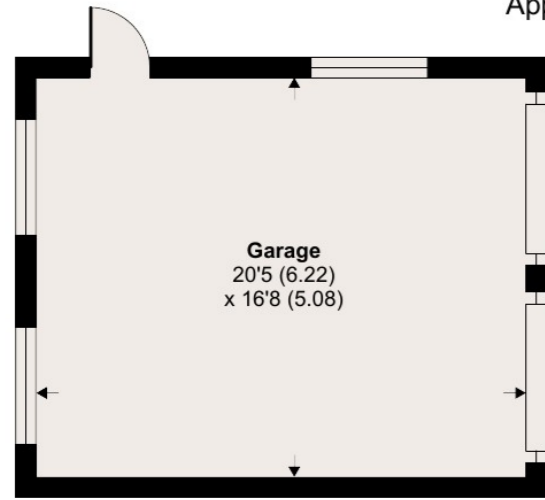


Middle Bourne Lane, Lower Bourne, Farnham, GU10

Approximate Area = 1908 sq ft / 177 sq m (includes garage)
 Outbuilding = 88 sq ft / 8 sq m
 Total = 1996 sq ft / 185 sq m
 For identification only - Not to scale



OUTBUILDING

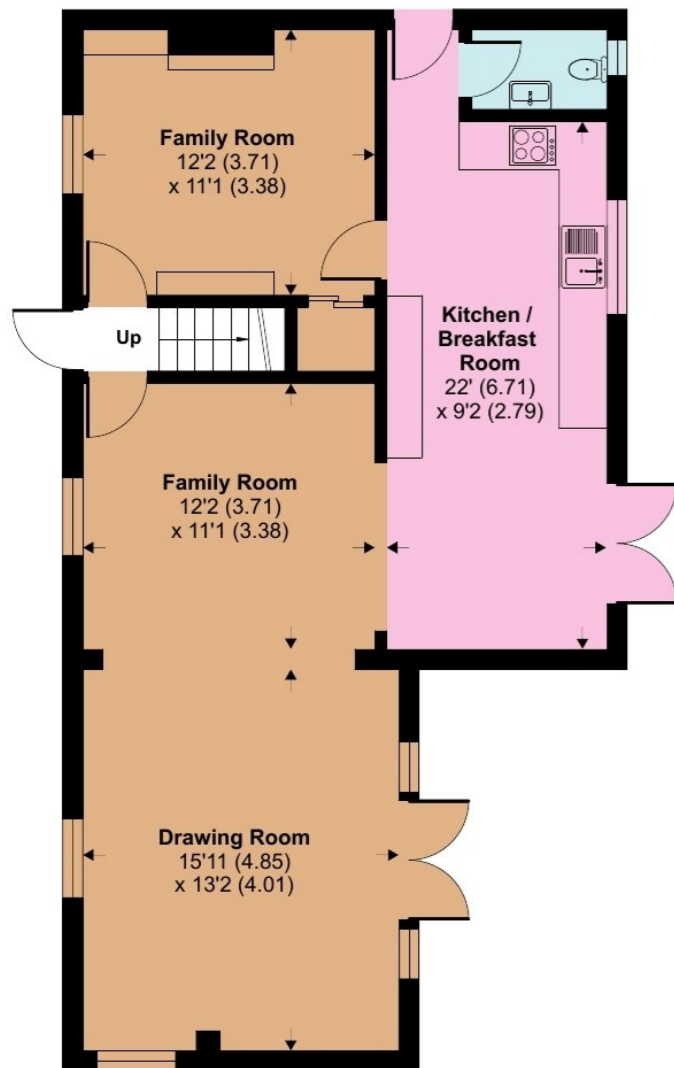


Middle Bourne Lane, Lower Bourne, Farnham, Surrey, GU10

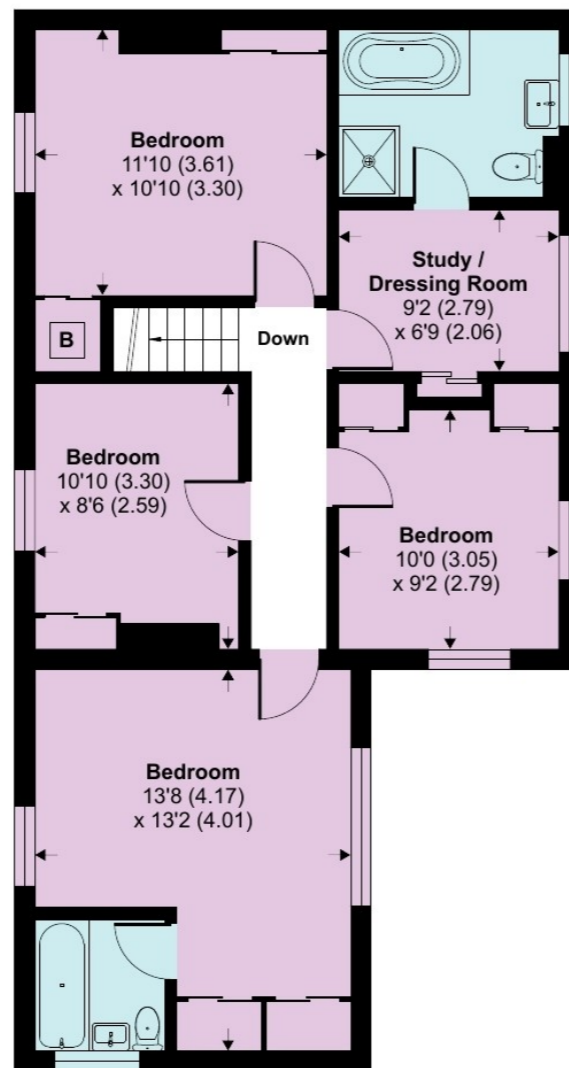
Guide Price £1,175,000

****NO CHAIN**** A stunning and beautifully presented detached period cottage with a south facing garden and pleasant views. The property is situated in this prime South Farnham location and is in close proximity to some of Farnham's most prestigious schools.

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



GROUND FLOOR



FIRST FLOOR

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

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ACCOMMODATION

- Drawing room, dining room and family room
- Large kitchen/breakfast room
- Principal bedroom with en suite bathroom
- Three further bedrooms
- Family bathroom and first floor study area
- Detached double garage and driveway
- Garden office with bicycle storage
- South facing garden with far reaching views
- Planning Reference Link WA/2021/02384
- No chain

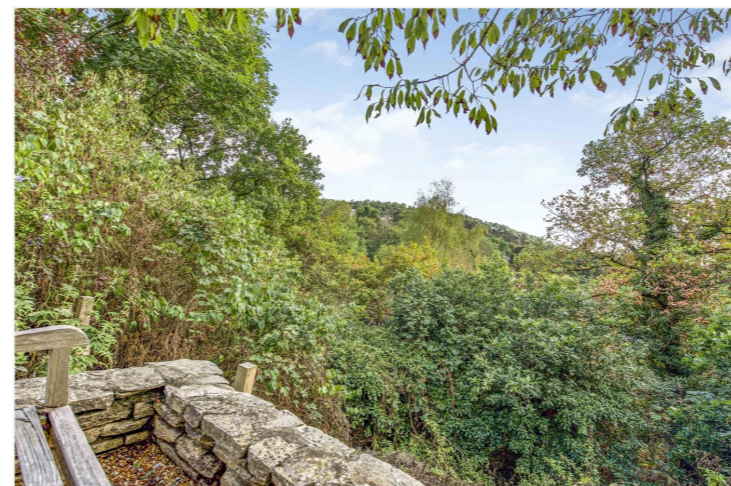
DESCRIPTION

A stunning and beautifully presented detached period cottage situated in this prime South Farnham location with a private and secluded south facing garden. In addition there is full planning permission to replace the double garage with an extension comprising a garden/living room, entrance hall, shower room, utility and single garage. Planning Reference Link WA/2021/02384

There is vehicular and pedestrian access to the property. From the front door entrance, there is access to the family Room, staircase to first floor and dining room which in turn leads to the other downstairs rooms.

A particular feature of the property is the open plan family living area that incorporates the triple aspect drawing room with glass doors overlooking the garden to the south / rear of the property, central fireplace with log burner, the kitchen and dining area. Also on the ground floor is a separate family room/snug with a characterful brick fireplace and a cloakroom.

The current owners have restored the original sash windows and



replaced all other windows and doors with double glazing and high quality timber. The house was also reroofed in 2019 with loft insulation upgrades.

On the first floor there is a principal bedroom with en suite bathroom and fitted cupboards, three further bedrooms, a family bathroom and a study area.

OUTSIDE

The property has a white picket fence to the front with a pedestrian gate to the front door and vehicular access to the double garage and off street parking for a further two cars. There is a range of mature plants to the front. To the rear there is a charming mature garden, mainly laid to lawn with mature borders planted with a mixture of plants, shrubs and trees. The current owners installed a stylish cedar clad office and integrated bicycle shed in 2020.

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

