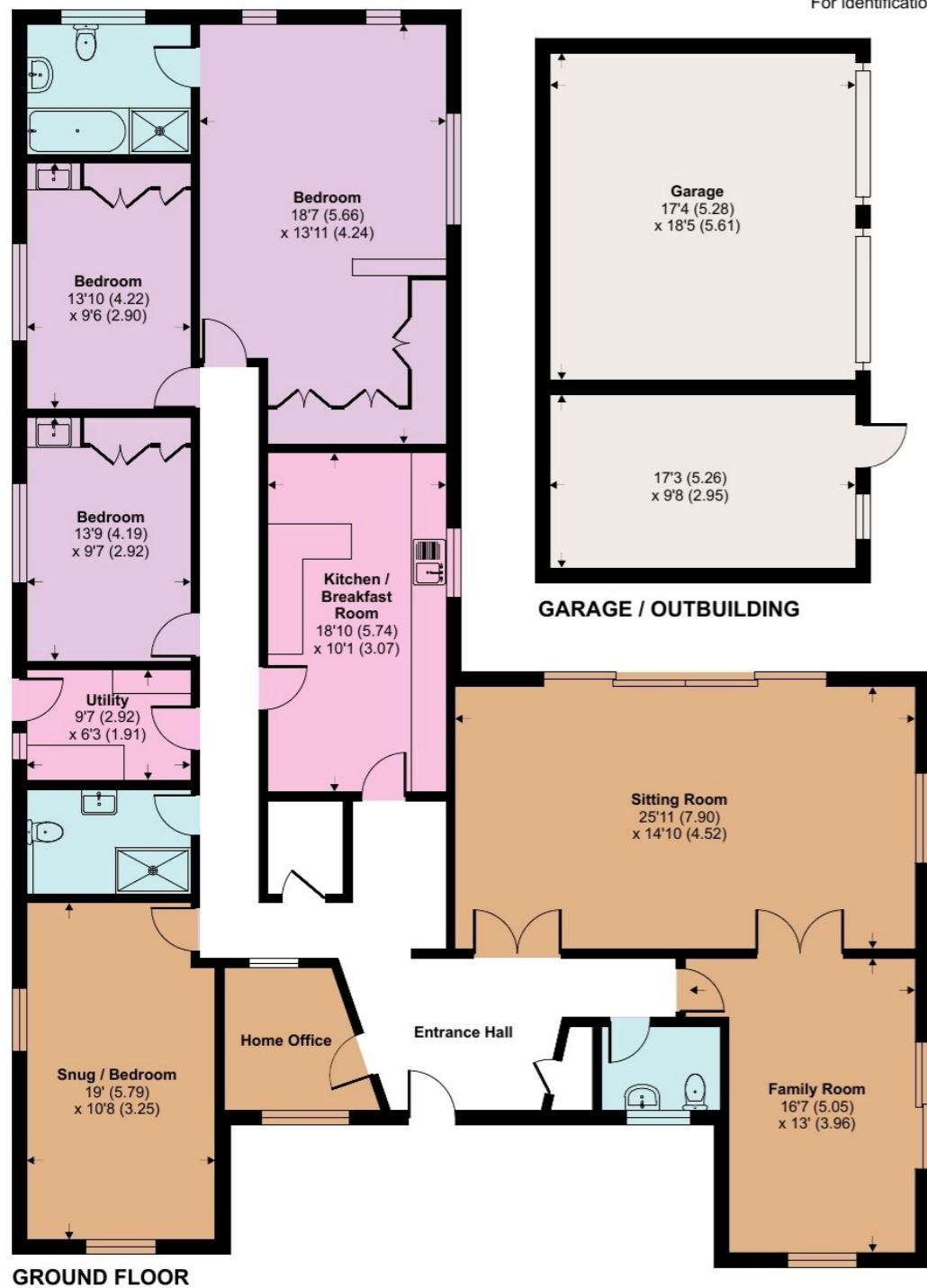


Latchwood Lane, Lower Bourne, Farnham, GU10



Approximate Area = 2241 sq ft / 208.1 sq m
 Garage = 321 sq ft / 29.8 sq m
 Outbuilding = 168 sq ft / 15.6 sq m
 Total = 2759 sq ft / 253.5 sq m
 For identification only - Not to scale



GROUND FLOOR



LATCHWOOD LANE, LOWER BOURNE, FARNHAM, SURREY, GU10

Offers in excess of £1,250,000

A well presented bungalow set in utmost privacy on a private road within a prime South Farnham location.

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ACCOMMODATION

- Three reception rooms
- Four double bedrooms
- Utility/boot room
- Detached double garage
- Grounds and gardens of 0.72 acres
- Private secluded position
- Immediate proximity to Bourne Woods
- No onward chain

DESCRIPTION

Approached via a private driveway, Pineview Lodge is a highly desirable bungalow set within a beautiful secluded setting with upmost privacy.

The property is located on one of Farnham's prime roads and is within walking distance to The Bourne Green and Bourne Woods.

Arranged on one level, there is the potential to extend, subject to the necessary planning consents. The accommodation comprises large, inviting entrance hallway, double aspect sitting room with sliding doors to patio, family room, home office, snug/bedroom, storage cupboard, fully fitted kitchen/breakfast room, utility room with back door to side, shower room.

Towards the rear of the property there is a principal bedroom with built in wardrobe and en suite bathroom with separate shower, two further double bedrooms (both with built in wardrobes).

Outside

The gardens are made up of approximately 0.72 acres and consist of a generous expanse of lawn, raised beds and borders, established



shrubs and trees, large rear patio and courtyard area. At the front of the house there is a large tarmac driveway with parking for several vehicles and a detached double garage with a further storage room.

LOCATION

This most appealing home is located within an area of the Bourne, in the favoured southern side of Farnham. Latchwood Lane is a quiet, private lane situated in one of the most desirable positions on the south side of Farnham with immediate access to Bourne Woods. The Bourne has a great village community with convenience store, The Fox Pub, chemist, doctor's surgery, veterinary clinic, tennis courts, cricket green and club and a local church. The immediate surrounding area boasts many miles of open countryside much of which is under the ownership of The National Trust and is ideal for walking, riding and other country pursuits. There is a choice of good golf courses nearby, sailing at Frensham Ponds and the south coast is easily accessible.

Farnham is just under 2 miles to the north and offers a comprehensive range of shopping, cultural and leisure facilities with a good variety of pubs and restaurants. There is a mainline station to Waterloo within 53 minutes and good road links to the M3 and M25 via the A31 and A3. There is a good range of state schools surrounding the area including Bourne Infant School and South Farnham School, and private schools such as Edgeborough School, More House School and Frensham Heights.

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.

