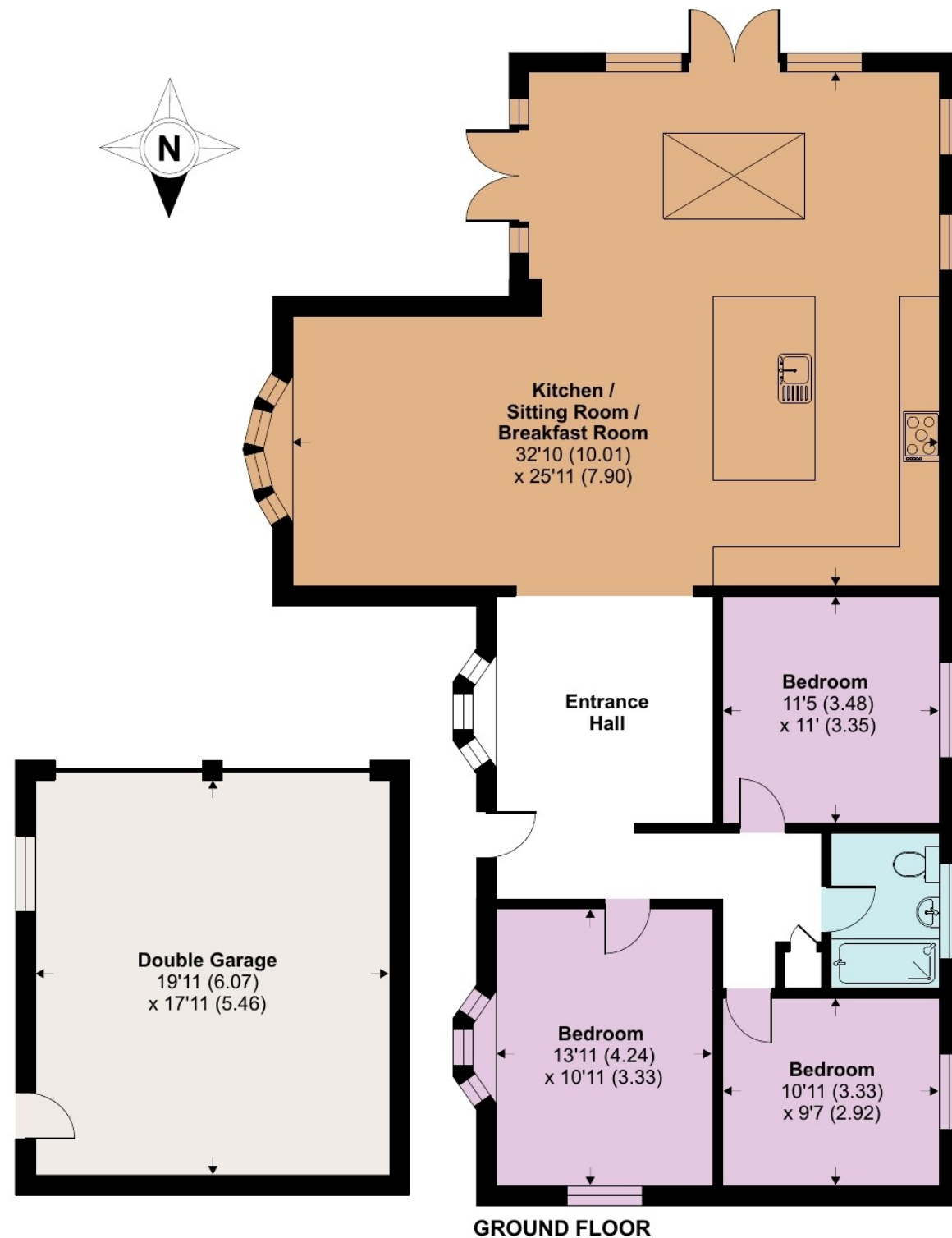


Frensham Road, Lower Bourne, Farnham, GU10

Approximate Area = 1764 sq ft / 163.8 sq m (includes double garage)

For identification only - Not to scale



FRENSHAM ROAD, LOWER BOURNE, FARNHAM, SURREY, GU10

OIEO £950,000

A well presented bungalow set on a prime South Farnham location, within walking distance to the Bourne Woods and South Farnham Infant School.

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

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ACCOMMODATION

- Open plan kitchen/breakfast 'hub' room
- Open plan sitting room with wood burning stove
- Three double bedrooms
- Detached double garage
- Prime South Farnham location
- Walking distance to Bourne green
- Approx. 0.4 acre
- Walking distance to Farnham
- No onward chain

DESCRIPTION

Approached via a private driveway, this property is a highly desirable bungalow set within a beautiful, secluded setting with utmost privacy.

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

Arranged on one level, the accommodation comprises large, inviting entrance hallway, large sitting room with wood burning stove and bay window, triple aspect open plan vaulted kitchen/breakfast room 'hub' room with underfloor heating, large central island and two sets of French doors to garden.

Furthermore there are three double bedrooms, family bathroom and airing cupboard.

Outside

The garden is most secluded and consists of a generous expanse of lawn, raised beds and borders, established shrubs and trees, large patio. There is a tree house, a large summer house, children's play



house and potting shed, as well as another storage shed. To the side of the property there is a quiet courtyard area and the front garden is bordered by established hedgerow. At the front of the house there is a large tarmac driveway with parking for several vehicles and a detached double garage. In all, the garden is approximately 0.4 acre.

LOCATION

The property is situated in this prime South Farnham location, in the popular Bourne area. The property is also within walking distance of a village convenience store, florist, hairdressers, veterinary, public house and church. Lower Bourne benefits from a pre-school nursery and the outstanding South Farnham School. Farnham train station is 1.4 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, fishing, cycling and riding.

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.

LOCAL AUTHORITY

Waverley Borough Council, Farnham | Council Tax Band F

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		