



Bourne

Longdown Road, Lower Bourne, Farnham

Price Guide £995,000

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Located in a tucked away and elevated position a unique five bedroom attached family home which has interesting and attractive elevations with flexible accommodation over three floors. It has a contemporary feel whilst retaining an abundance of original period features.

On the ground floor the drawing room has a southerly aspect, high ceiling and open fireplace, the dining room faces south and west and has two sets of outside doors. The kitchen is fitted with integrated appliances. The bedrooms on the first and second floor have great views and there is a bath/shower room on each level.

The flat above the garages and utility room provides excellent independent space and could be used as ancillary accommodation, or an office.

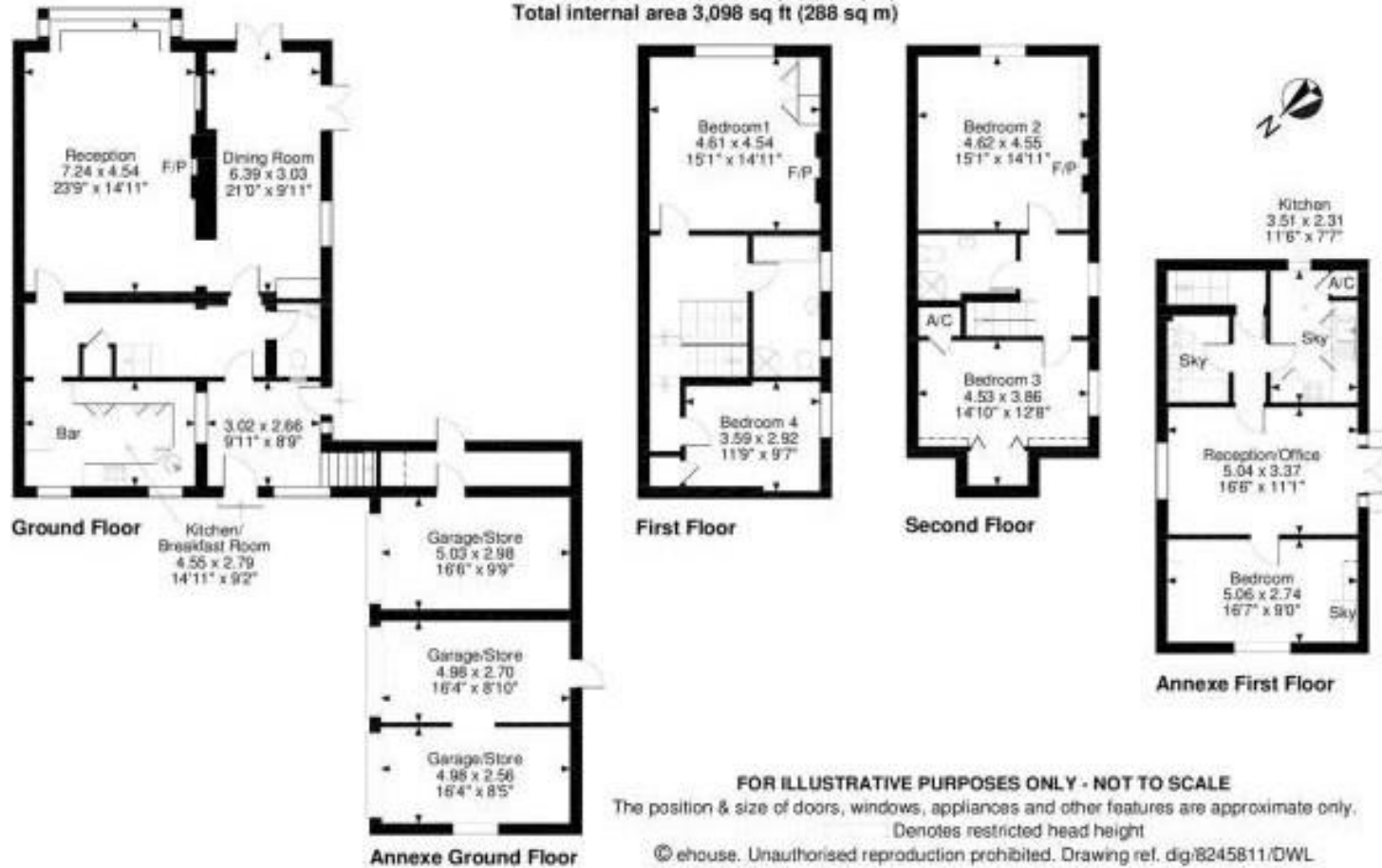
Outside the gardens and grounds are one of the real focal points extending to approximately 0.8 acres. The gardens provide seclusion and tranquillity. Beyond the lawns wrapped around the rear of the house is a broad area of decking facing south and west, ideal for entertaining. There is an area of light woodland to the front.

- Five bedrooms
- Living room
- Dining room
- Kitchen
- Bathroom
- Shower room
- Triple garage
- Private plot
- Elevated views
- Parking



Floor Plan

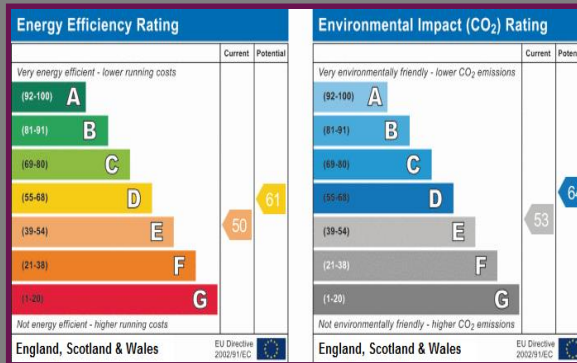
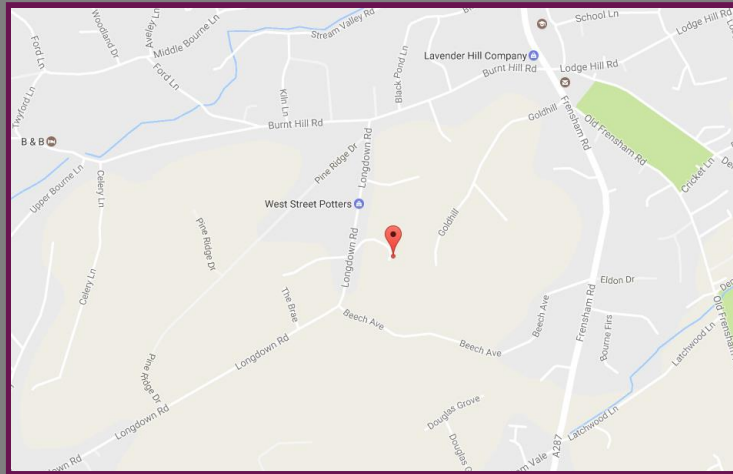
Main House internal area 2,080 sq ft (193 sq m)
 Garages & Stores internal area 528 sq ft (49 sq m)
 Annexe internal area 490 sq ft (46 sq m)
 Total internal area 3,098 sq ft (288 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 Denotes restricted head height
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Location

From Farnham town centre proceed south on the A287 and up Firgrove Hill towards Frensham and Hindhead. Proceed straight over the traffic lights with Great Austins and continue past The Bourne tennis club towards Lower Bourne. After approximately 0.7 mile turn right at the crossroads into Burnt Hill Road. After approximately 0.2 miles turn left into Longdown Road. The entrance to Dial House is on the left hand side. Proceed to the top of the driveway and Dial House West is the right hand portion.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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