



Bourne Firs, Lower Bourne, Farnham, Surrey

Located in the heart of Lower Bourne a truly fabulous extended five bedroom detached family home that has been completely modernised by the current owners. The fantastic family home is deceptively spacious and is a must see inside.

To the ground floor there is a spacious entrance hall which leads to all the reception rooms and refitted downstairs WC. There is a light and airy dual aspect living room, Study and hobby/music room. The kitchen/dining room has been refitted with a modern contemporary kitchen with fully fitted appliances. The kitchen has a separate utility room and there are double glazed Bi fold doors onto the patio. From the kitchen there is then another spacious dual aspect family room which has French doors into a charming enclosed courtyard which is laid with decking with a raised seating area and semi enclosed with stylish wood cladding.

On the first floor there are five double bedrooms with the master bedroom having a dressing area and refitted shower room with twin wash hand basins. There is also a refitted family bathroom.

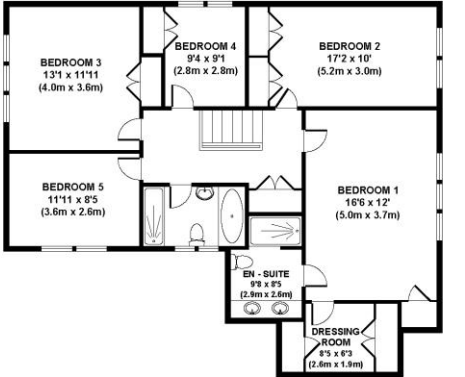
Outside there is an extensive porcelain paved patio terrace with a retaining wall with inset lighting. There are then steps up to the lawn garden. There is a garden summer house and the garden is enclosed by hedging and panel fencing.

Outside to the front there is a block paved drive way leading to the double integral garage.

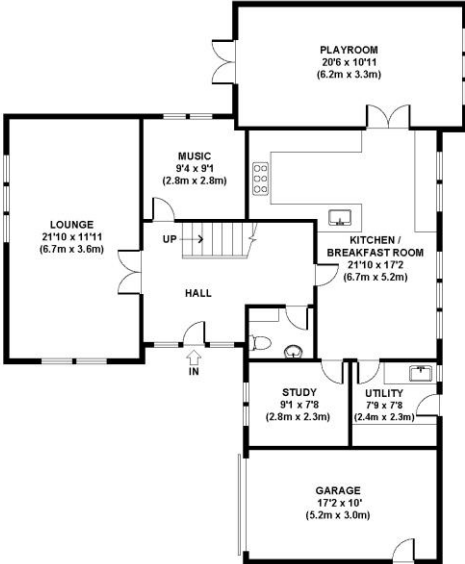
- Five bedrooms
- Entrance hall
- Living room
- Study
- Hobby/music room
- Family room
- Kitchen/dining room
- Utility room
- Refitted bathrooms
- Private garden



Floor Plan



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1029 SQ FT

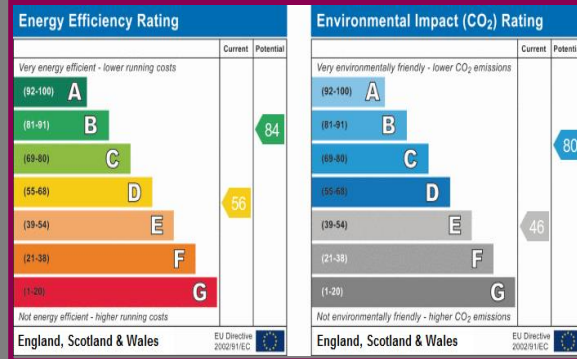
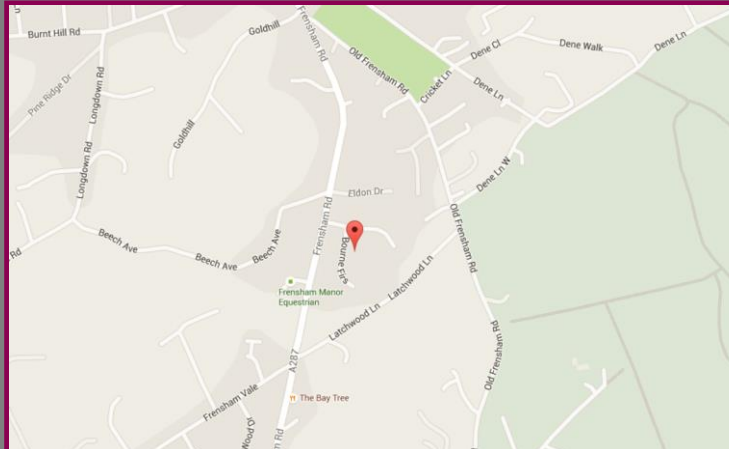


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1388 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 2394 SQ FT / 223 SQ M
Floorplans are for identification and guideline purposes only, not to scale.
Compliant with RICS code of measuring practice.
Floorplans supplied by www.draftingfloorplan.com

Location

Bourne Firs is a highly regarded cul-de-sac in an enviable position off Frensham Road. The property is only a short distance from some of the area's most reputable schools and the village centre, which provides a good range of local shops and village green with tennis courts and cricket green. Farnham mainline station is approximately 1.4 miles.



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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