



Longdown Close, Lower Bourne, Farnham, Surrey

A substantial six bedroom detached family home that is nestled in a fabulous tucked away prime position in Lower Bourne. This wonderful family home has been finished to an exceptional and contemporary standard with over 4,000 square feet of accommodation.

To the ground floor there is a spacious entrance hall that has a staircase to the first and second floors. There are four impressive reception rooms with both the living and kitchen/dining rooms having boxed bay windows. The absolutely stunning 24' bespoke kitchen/dining room is a real focal point of the property, finished with an extensive range of hand-built units with Carrara marble work-surfaces and splashbacks. There is a large central island with further storage, power points and built-in Siemens appliances including a large induction hob, warming drawer and a fitted dishwasher. The utility room has a further sink and door that has access to the front driveway. Another fantastic focal point is the 31' luxury pool room with under floor heating and triple glass doors onto an elevated patio terrace.

To the first floor there is a spacious landing with stairs to the second floor. There are four double bedrooms with the master bedroom having a modern ensuite bathroom and there is an ensuite to bedroom two. There is also a family bathroom fitted with a white contemporary four piece suite.

To the second floor there are two double bedrooms and a three piece bathroom. The larger of the two has access to loft storage.

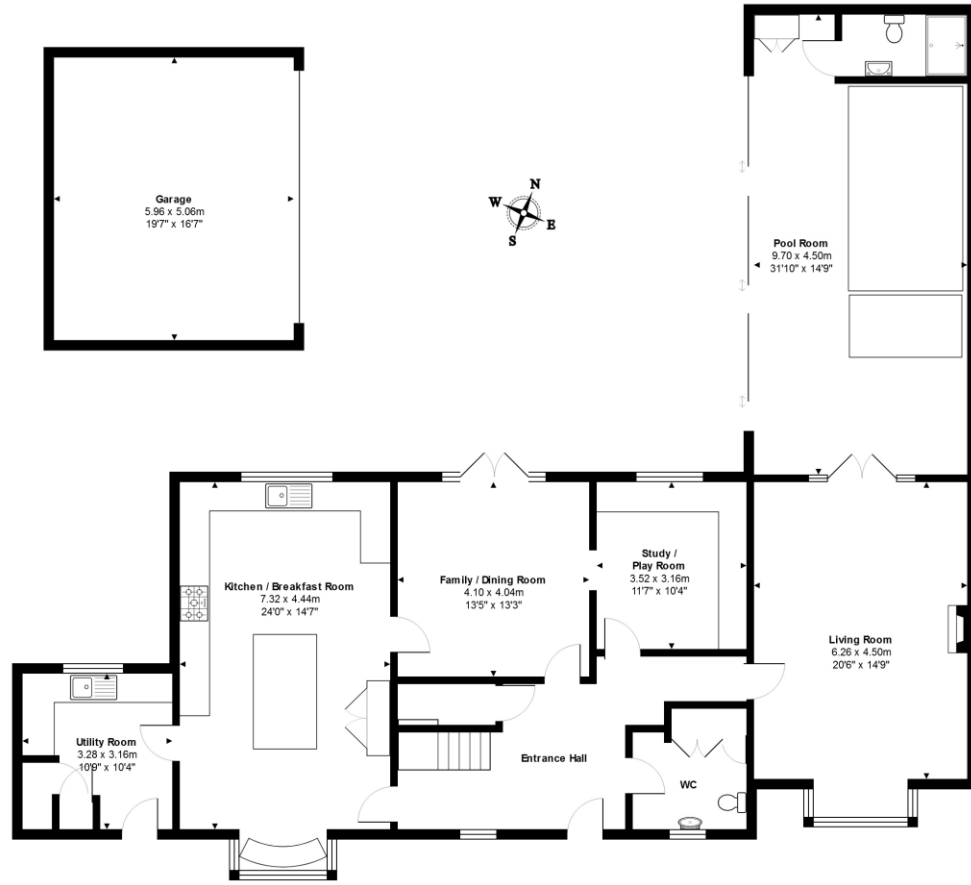
Outside to the front there is a shingle driveway, accessed via an electric gate, providing off road parking for six to eight vehicles. There is also a large double garage.

The rear garden has been splendidly landscaped and mainly laid to lawn. There is patio terrace that adjoins the house that has steps down to a large lawn area with well stocked flower beds and a pleasant firepit area. The garden is enclosed by mature hedging and fencing.

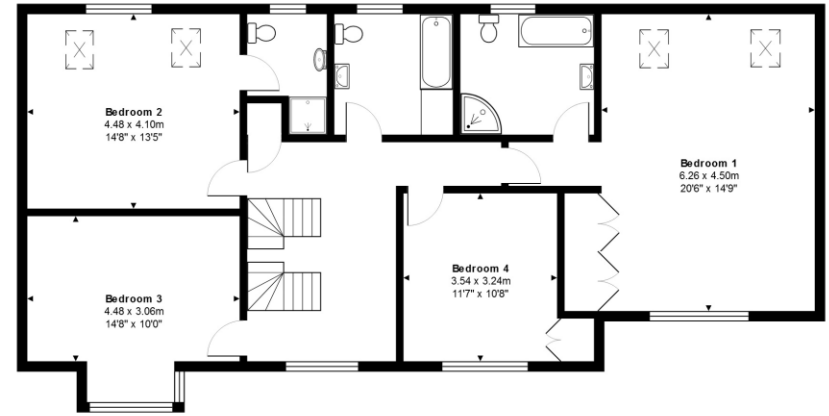
- Spectacular Lower Bourne Location
- Detached Family Home Over Three Floors
- Six Double Bedrooms
- Five Bathrooms
- 20' Master Bedroom
- 28' Bay Fronted Kitchen/Dining Room And Utility Room
- 24' Living Room With A Further Study And Family Room
- 31' Pool Room
- Double Garage And Driveway Parking
- Gated Private Position



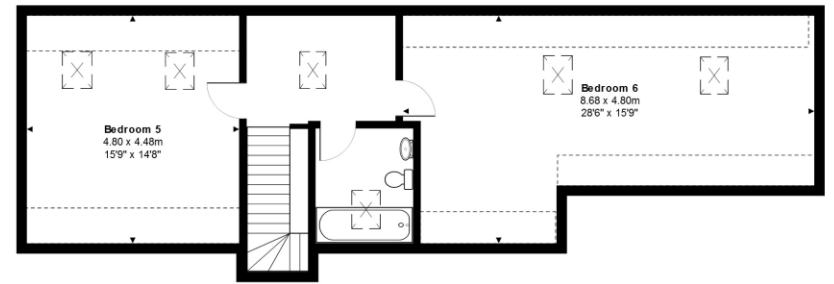
Floor Plan



Ground Floor
Area: 176.1 m² ... 1885 ft²



First Floor
Area: 118.3 m² ... 1273 ft²



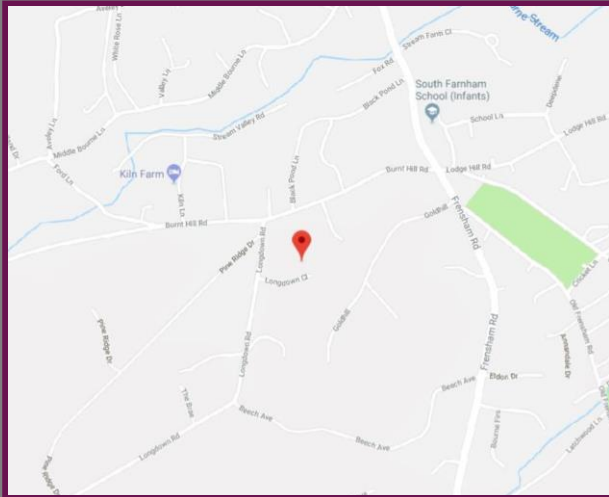
Second Floor
Area: 73.9 m² ... 795 ft²

Total Area: 397.5 m² ... 4278 ft²

This floor plan is provided for representation purposes only, whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. No responsibility will be taken for any errors, omission or mis-statement. The services, systems and appliances mentioned have not been tested and cannot verify that they are in working order.

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 and then first left into Longdown Close. Proceed to the end of Longdown Close and the driveway to Beech Hanger is signposted down to the left.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England, Scotland & Wales		England, Scotland & Wales	

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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