



ESTATE AGENTS



Longdown Road, Lower Bourne, Farnham, Surrey

OIEO £2,000,000

Longdown Road, Lower Bourne, Farnham

An imposing five bedroom detached family home of approximately 5000sqft recently completed to an exceptional and highly contemporary finish by the current owners. The property sits on a wonderful private and gated plot in excess of half an acre, backing onto woodland situated along one of South Farnham's premier roads within Lower Bourne.

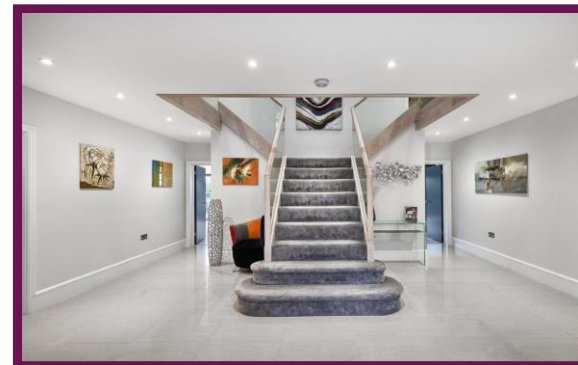
To the ground floor there is a wonderful 19' vaulted hallway that has a wide oak and glass central staircase to the first floor and a cloakroom under, fitted with a contemporary suite. The 18' living room has an open fireplace and the large study has fitted furniture. The 56' open plan family/dining/kitchen area is one of the real focal points of the property with three sets of large patio doors leading onto the rear garden. The living and dining areas are separated by a slate tiled contemporary fireplace. The kitchen has been fitted with an extensive range of white mat lacquered units and drawers with Dekton work surfaces and a large central island incorporating a breakfast bar. There are three fitted stainless steel ovens including an oven/microwave and steam oven. There is also a five ring gas hob, an inset sink with boiling tap, fitted dual temperature wine cooler and a fitted dishwasher. The large utility room is off the kitchen and leads into the second hall/boot room that provides a second entrance and staircase leading up to the 28' triple aspect games room.

To the first floor there is a galleried landing with a backlit LED light-well. The impressive 19' master bedroom has a fitted dressing room and a stunning 18' en-suite bathroom with a full-width walk-through shower free standing bath, his and hers washbasins with vanity unit and an obscure glass door into the separate WC. The second and third bedrooms both have a range of built in wardrobes and fully tiled contemporary en-suites. There are two further bedrooms served by a beautiful fully tiled family bathroom.

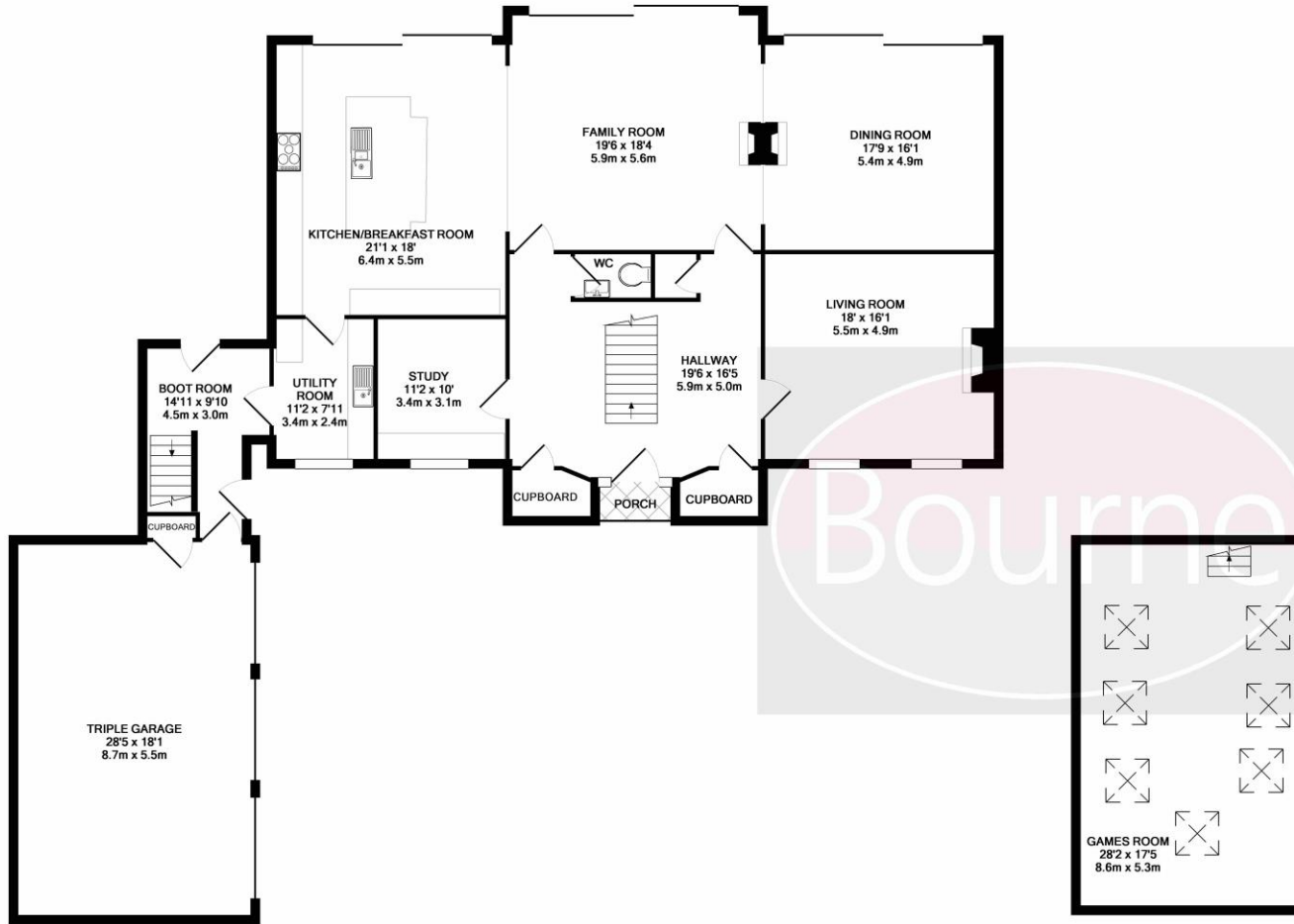
Outside the private southerly plot extends in excess of half an acre. To the front are electric double gates with a security/video entry system opening onto a sweeping driveway providing ample off road parking leading to the attached triple garage. There are lawn areas enclosed by fencing and access to both sides of the property. The triple garage has three insulated electric garage doors and access into the boot room. The rear garden has a full-width decked terrace adjoining the back of the house with LED lighting and steps down to a large lawn area with a banked wooded area to the rear. The garden is enclosed by fencing, mature trees and bushes offering a high degree of seclusion.

The property has been finished to an exceptional standard and includes Villeroy & Boch bathrooms, CAT6 & Control 4 wiring, LED lighting, WIFI throughout, CCTV, Video entry system, it has been wired for security and speaker zones, smoked oak and high gloss tiling to the ground floor with underfloor heating, separate underfloor heating to the bathrooms with contemporary radiators to the first floor. There are solar panels to the rear that enable the owners to sell electricity back to the grid. Bespoke double glazed timber sash windows and aluminium patio doors to the main family room.

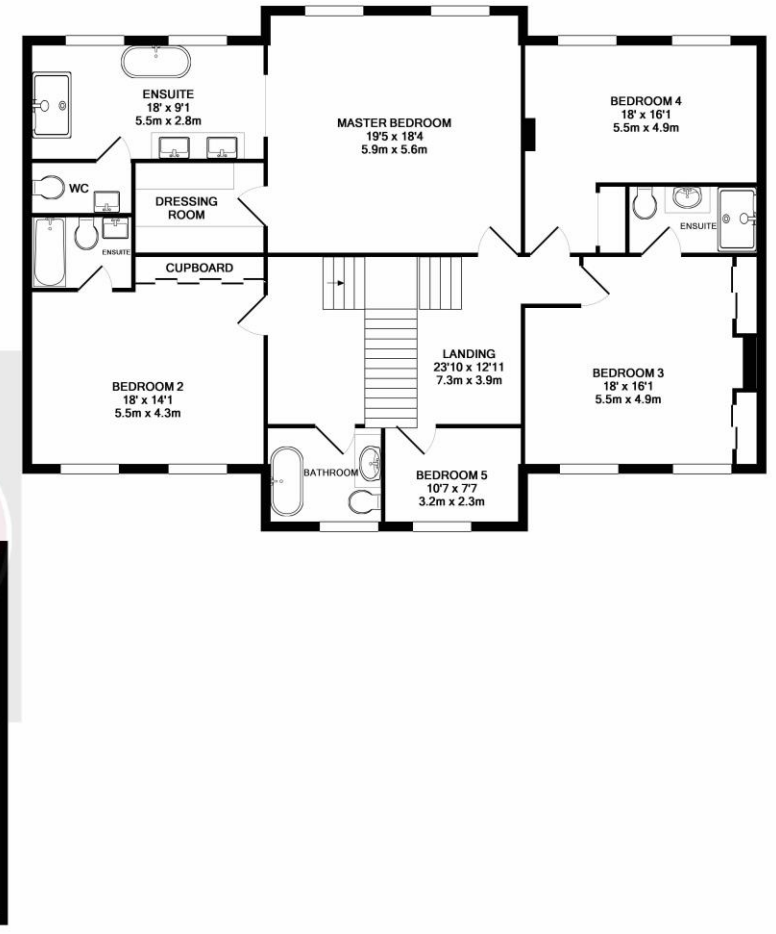
- Five bedrooms
- Four bath/shower rooms
- 18' Living room
- 56' Kitchen/dining/family room
- Study
- 28' Games room
- Cloakroom
- Utility room
- 19' Vaulted Entrance hall
- Attached triple garage
- Boot room
- Ample gated driveway parking
- Prime South Farnham location



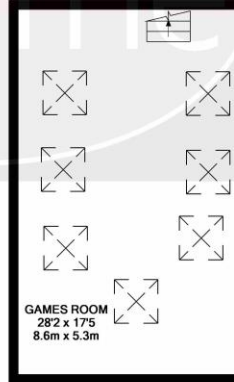
Floor Plan



GROUND FLOOR



1ST FLOOR



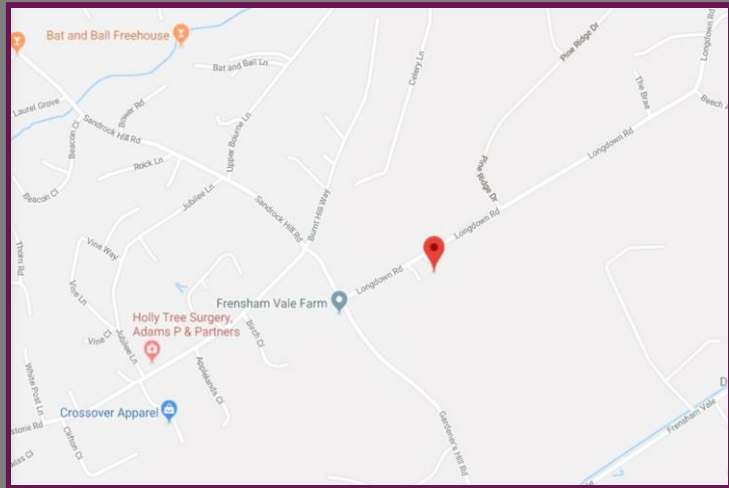
TOTAL APPROX. FLOOR AREA 4974 SQ.FT. (462.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Location

The property is situated along one of South Farnham's premier Tree lined roads within the popular area of Lower Bourne. Farnham Mainline station is approximately 1.6 miles away.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A	92	92	(92-100)	A	89	89
(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			
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales		EU Directive 2002/91/EC	



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.



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