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# ANDREW LODGE

estate agents

## Little Orchard, 6 Bourne Grove

Lower Bourne, Farnham, Surrey, GU10 3QT



# Farnham

28 Downing Street, Farnham, Surrey GU9 7PD **01252 717705** 

## London

Representative Office
119 Park Lane, Mayfair, London WI
020 7079 1400

## Price Guide £895,000

A most appealing 4 bedroom detached family home offering spacious and well presented accommodation occupying a delightful plot in this sought after South Farnham location

- Entrance hall
- L-Shape sitting room
- Dining/ Family room
- Study/ Bedroom 5
- Kitchen
- Breakfast room
- Utility room

- Cloak/Shower room
- 4 Bedrooms
- 2 Further Bath/ Shower rooms (1 en-suite)
- Detached double garage
- In/Out Driveway
- Parking for numerous vehicles
- Delightful secluded gardens

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## Little Orchard, 6 Bourne Grove, Lower Bourne, Farnham, Surrey,

### **DESCRIPTION**

\* A well presented detached family home offering spacious and versatile accommodation dating back to approximately the 1920's with later additions. The property occupies a delightful plot backing South offering privacy and seclusion benefitting from parking for numerous vehicles and detached double garage.

### **KEY FEATURES INCLUDE**

- \* Front door to:
- \* Entrance hall- Built in cloaks/store cupboard, staircase to first floor.
- \* Cloak/ Shower room- Side aspect, frosted window, fully tiled shower cubicle with glass screen, w/c, pedestal wash hand basin, heated towel rail.
- \* L shaped sitting room- Double aspect. Log burning stove, two sets of double glazed patio doors to outside.
- \* Dining/Family room Double aspect. Delightful outlook over rear garden. Display shelving and hatch to breakfast area.
- \* Study/ Bedroom 5- Double aspect.
- \* Kitchen- Front aspect. Ceramic double sink unit, roll edge work surfaces with cupboards and drawers under, built in store cupboards, electric double oven, ceramic hob, extractor hood above, plumbing for dishwasher, eye level units, tiled floor. Door to
- \* Breakfast area- Side aspect. Casement door to outside.
- \* Utility room- Front aspect. Sink unit, worktops with appliance space under, plumbing for washing machine and vent for tumble dryer, Worcester gas fired boiler, space for fridge/freezer.
- \* Bedroom- Double aspect. Wall length range of built in wardrobes and cupboards above, outlook to garden.
- \* En-suite bathroom- Panel enclosed bath, overhead shower, w/c, pedestal wash hand basin, part tiled walls and heated towel
- \* First floor landing- Velux window, airing cupboard, pressurised hot water tank and controls for solar panelling.
- \* Bedroom- Double aspect. Eaves storage.
- \* Bedroom- Double aspect. Eaves storage.
- \* Bedroom- Velux window.
- \* Family bathroom- Velux window, jacuzzi bath, overhead shower and screen, w/c, vanity wash hand basin, heated towel rail, part tiled walls, tiled floor. Access to loft.

- \* Brick paved and shingled in/out driveway providing parking and turning for several vehicles. Area of lawn, mature borders, screened by hedging, shrubs and trees.
- \* Detached double garage- Electric roller door, power and light. Door to side.

- \* Wonderful secluded rear garden, paved patio/ sun terrace, large shaped areas of lawn on varying levels, mature well stocked borders, mature hedging, shrubs and trees offering a high degree of privacy and seclusion, backing south, outside tap.
- \* Garden shed.
- \* Timber Home Office- Power and light, centrally heated by radiator.

### **GENERAL**

Services - Mains water, drainage and electricity. Double glazing throughout.

Local Authority - Waverley B C, The Burys, Godalming, Surrey GU7 1HR 01483 523333.

Council Tax - Band G with an annual charge for the year ending 31.03.21 of £3,389.85

Tenure - Freehold EPC Rating - D (66)

- \* The property is situated to the South of Farnham in a highly sought after private position with close proximity to the Georgian town centre and main line station. Lower Bourne offers a store/post office, chemist, newsagent, Doctors' surgery, Veterinary clinic, public houses and the Bourne Green and Bourne Woods.
- \* The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafés and an excellent choice of restaurants. There is a Waitrose, Sainsbury's, Leisure Centre, David Lloyd Club, local Rugby, Football and Tennis clubs, and Farnham's historic deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking, cycling and dog walking.
- \* There is an excellent choice of both state and private schools in the area including the renowned South Farnham School, Weydon Secondary School, Edgeborough, Frensham Heights and Barfield.

### Little Orchard, 6 Bourne Grove, Lower Bourne, Farnham, Surrey,

\* Communications are first class with the A31/A3 providing direct links to London and the south coast. The A331 Blackwater Valley Road links Farnham with the M3, M25 and Heathrow.

- \* Farnham town centre 2 miles (Waterloo from 53 minutes)
- \* Guildford 12 miles (Waterloo from 38 minutes)
- \* A31 2 miles, A3 7 miles, London 40 miles (All distances and times are approximate)

### **DIRECTIONS**

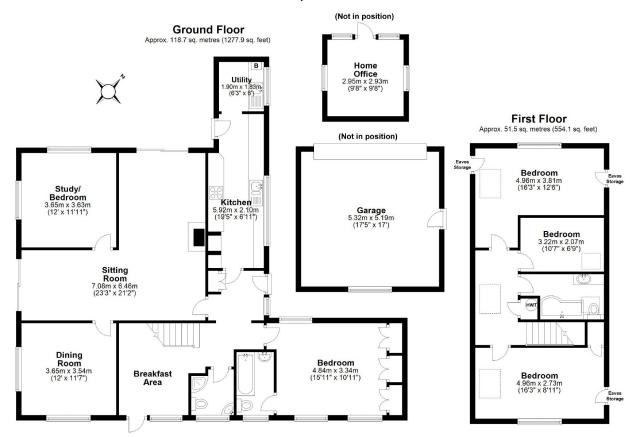
Leave Farnham via South Street and go straight over the A31 dual carriage way towards the station. Turn right into Tilford Road and continue for about a mile, take a sharp right into Bourne Grove. The property can be found a short way along on the left hand side by the entrance of Bourne Grove Close.

### **VIEWING**

Viewing by prior appointment with Andrew Lodge Estate Agents, Farnham - Tel: 01252 717705 Opening hours 9a.m. -6p.m. Monday to Friday, 9a.m. - 5p.m. Saturdays.

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. They are intended to give a fair description of the property but their accuracy is not guaranteed nor do they form part of any contract. All information should be verified by yourself and your professional advisors. We have not carried out a survey nor have we tested the services, appliances and specific fixtures and fittings. It must not be assumed that the property has all or any necessary planning permissions, building regulations or any other consents. Room sizes are approximate and they have been taken between internal wall surfaces and therefore include cupboards, shelves etc. Accordingly they should not be relied upon for carpets, curtains and furnishings.

## **Bourne Grove, Lower Bourne,** Farnham, GU10 3QT



House area: approx. 170.2 sq. metres (1832.0 sq. feet) Garage & Studio area: approx. 36.2 sq. metres (389.7 sq. feet) Total area: approx. 206.4 sq. metres (2221.7 sq. feet) This plan is for layout guidance only. Measurements are for general guidance only and must not be relied upon

