



47 Boundstone Road , Farnham, GU10 4TW

An exceptional opportunity to purchase a beautifully updated and extended four-bedroom semi-detached home, ideally situated on a sought after South Farnham road, just a short stroll from the charming village of Rowledge.

This stylish and spacious family home has been thoughtfully modernised by the current owners and offers light-filled, contemporary living across three well-designed floors. At the heart of the home is a fabulous open-plan kitchen, dining, and family area—perfect for both everyday living and entertaining.

With its generous layout, tasteful finishes, and great location, this property is ideal for families seeking a lovely home with immediate access to excellent local schools, countryside walks, and village amenities.

Price Guide £890,000



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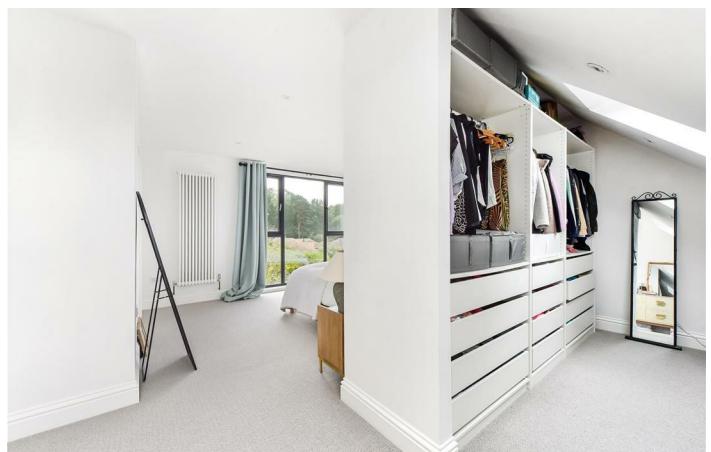
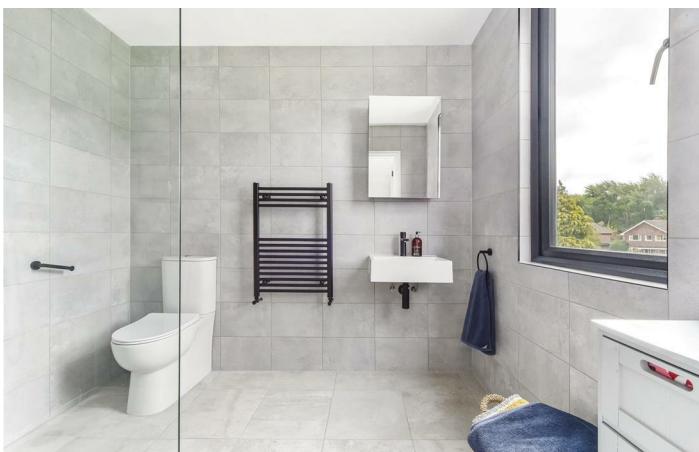


- Entrance hall with cloakroom
- Sitting room with bay window
- Family bathroom with shower and bath
- Fabulous open plan kitchen/dining / family room with under floor heating
- 4 bedrooms
- Extensive patio and southerly facing level rear garden
- Utility room
- Bedroom 1 with en suite shower room, walk in wardrobe and floor to ceiling window
- Driveway parking



Directions

SAT NAV GU10 4TW



Floor Plan



TOTAL FLOOR AREA : 1944 sq.ft. (180.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 general guidance 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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| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
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| England & Wales | | EU Directive 2002/91/EC | |