

24 Lodge Hill Road, Lower Bourne

Farnham GU10 3QW

Guide Price £865,000

ANDREW LODGE

estate agents







24 Lodge Hill Road

Lower Bourne, Farnham

A well appointed 4 bedroom semi detached family home situated in a prestigious and highly regarded location in the village of Lower Bourne.

- Sitting/dining room
- Kitchen/family room
- Utility room
- Office
- Cloakroom
- 4 bedrooms (1 en-suite)
- Family bathroom
- Driveway providing parking
- Garden

Ground Floor: The ground floor comprises a welcoming hallway leading through to the rear aspect sitting/dining area which flows into the vaulted kitchen/family room. This area is the heart of the home and is ideal for family time and hosting guests. The kitchen, which provides a range of fitted appliances and a large island, enjoys views over the rear garden with bifold doors leading on to the patio area, fantastic for al fresco dining. The sitting area is great for cosy evenings and family time. The formal dining area is a large space which leads into the separate utility room.

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The office is located towards the front of the property and is ideal for working from home.

Bedroom 2 is located on the ground floor.

The first floor has 3 bedrooms and the family bathroom. The principal bedroom has a range of fitted wardrobes and storage areas, views of the rear garden and benefits an en suite shower room.

Bedroom 3 is a good size double with storage and is located to the rear.

Outside: The garden has a large patio leading down to an expanse of lawn. There is also an undercover barbeque area. To the front, the driveway provides parking for numerous cars.

General

Services - All mains services. Gas central heating to radiators. Double glazed windows.

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

Council Tax - Band E with an annual charge for the year ending 31.03.27 of £3,181.33

Tenure - Freehold

EPC Rating - D

Mobile phone likely indoor/outdoor. Ultrafast broadband.













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Situation: Occupying a convenient position within the heart of Lower Bourne offering an excellent range of amenities including a chemist, doctors surgery, public house, village green, cafe, tennis courts, bus routes and an excellent choice of both state and private schools including the renowned South Farnham School.

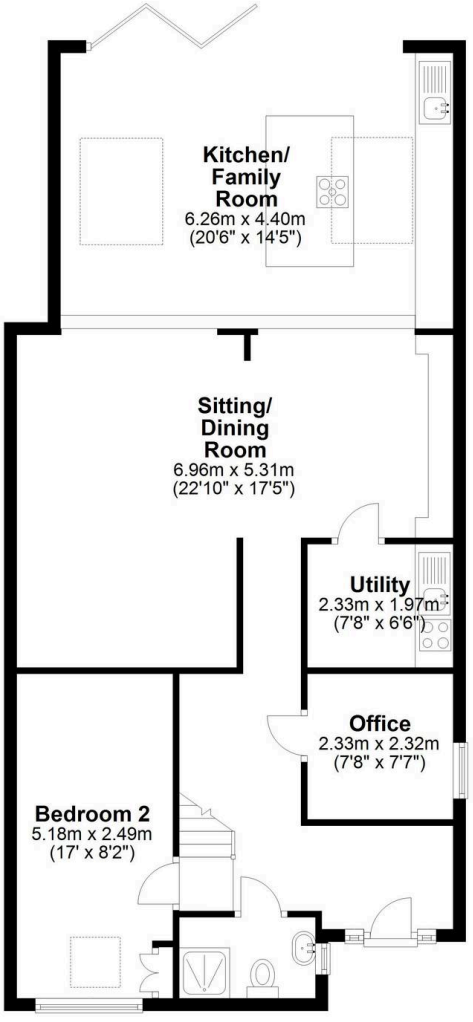
The property is close to the boundary of the Surrey Hills Area of Outstanding Natural Beauty which encompasses the Bourne Woods with hundreds of miles of off road trails for walking, cycling and riding.

Farnham: 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 including Bill's, Côte Brasserie, Pizza Express and Zizzi. There is a Waitrose, Sainsbury's, Leisure Centre, David Lloyd Club, local Rugby, Cricket, 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.

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Ground Floor

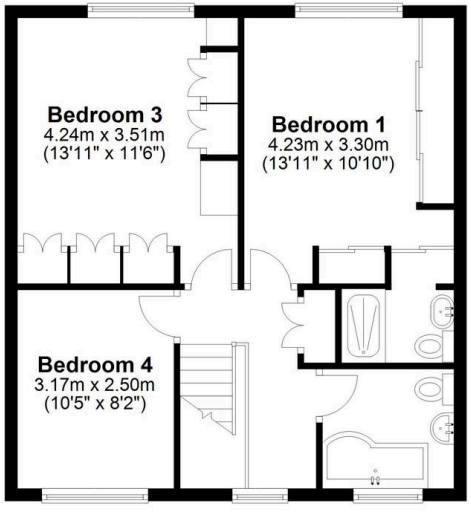
Approx. 99.4 sq. metres (1069.7 sq. feet)





First Floor

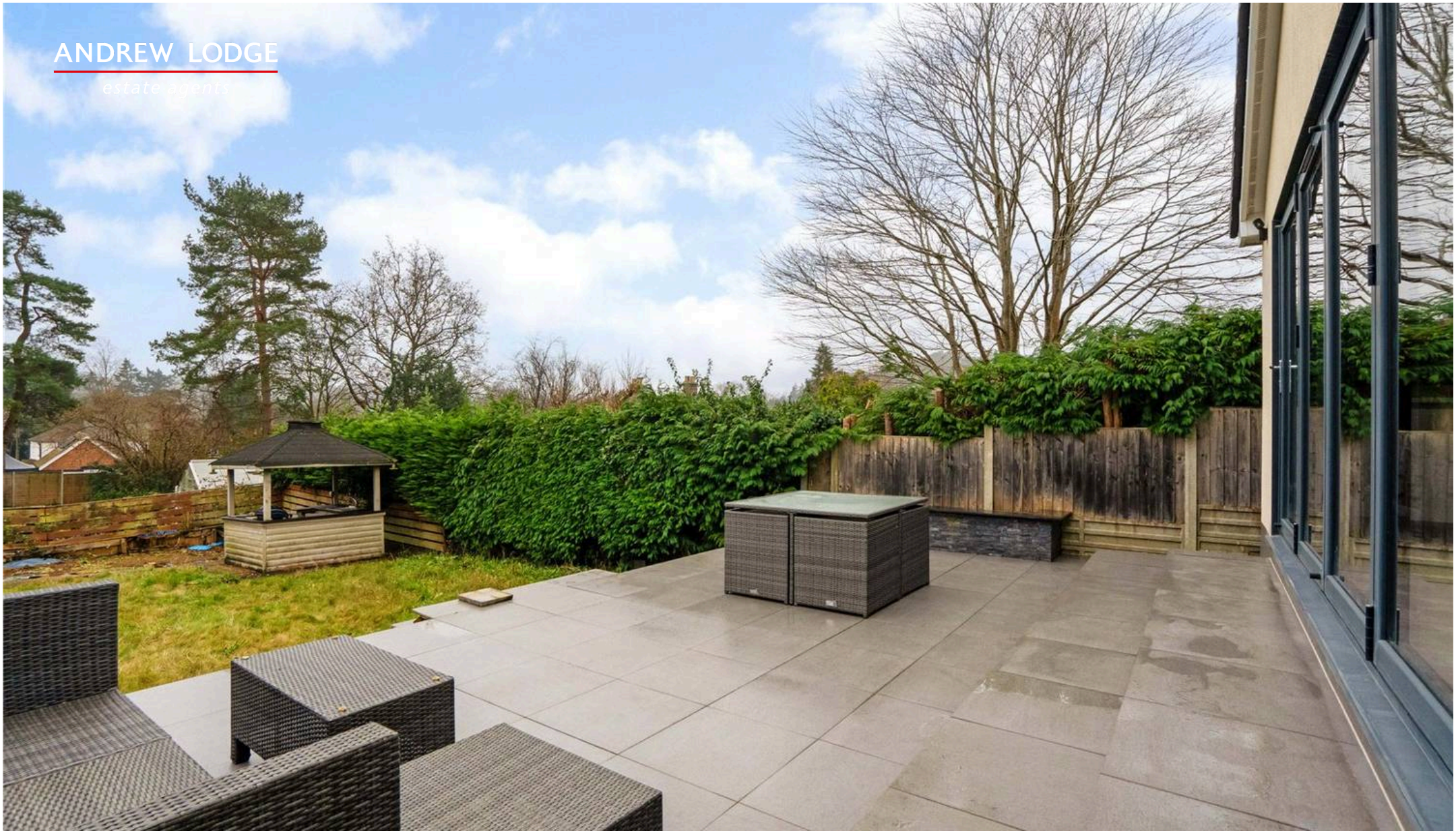
Approx. 52.0 sq. metres (560.1 sq. feet)



Total area: approx. 151.4 sq. metres (1629.8 sq. feet)

This plan is for layout guidance only.
Measurements are for general guidance
only and must not be relied upon

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Directions: Leave Farnham via Firgrove Hill and continue to the top. At the traffic lights go straight across and proceed down the hill into Lower Bourne. Turn left into Lodge Hill Road and the property can be found along on the right hand side.