



31 Dene Lane, Lower Bourne

Farnham, Surrey, GU10 3RH

£4,000 PCM

ANDREW LODGE

estate agents



31 Dene Lane

Lower Bourne, Farnham

Spacious three bedroom detached bungalow with modern kitchen, stylish bathroom, neutral décor, and generous sitting room. Close to amenities, schools, transport, and Bourne Woods. Ready to move in.

- 3 bedroom detached bungalow
- Spacious and versatile single level accommodation
- Bright and generously sized living room
- Modern fitted kitchen with ample storage
- Contemporary family bathroom
- Beautifully presented in neutral décor throughout
- Bourne Woods on the doorstep for walks and nature
- Conveniently located for local amenities, schools and transport links

This impressive three bedroom detached bungalow offers spacious and versatile accommodation, ideal for families or those seeking single level living. The welcoming entrance hall leads to a bright and generously proportioned sitting room. The modern fitted kitchen features ample storage and work surfaces, ensuring both practicality and style. The fridge/freezer, washing machine & tumble drier are all included. Three well-appointed bedrooms provide comfortable sleeping arrangements.



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The contemporary family bathroom is finished to a high standard, with quality fixtures and fittings. Tastefully decorated in neutral tones, this home offers an excellent opportunity to move straight in and enjoy comfortable, low maintenance living. Conveniently located for local amenities, schools, and transport links, with Bourne Woods on the doorstep, this bungalow combines comfort and convenience in equal measure.

General: Services – Mains water and electricity. Gas central heating to radiators. Mains drainage. / Local Authority – Waverley B. C., The Burys, Godalming GU7 1HR 01483 523333 / Council Tax – Band G with an annual charge for the year ending 31.03.27 of £4,338.18 / EPC rating – D / Tenure: Freehold / Mobile signal available. Superfast broadband. (via Ofcom)

Rental Information:

Available from 1st October 2026

Holding Deposit (1 week) £923 / Security Deposit (5 weeks) £4615

Situation: The property is situated to the south of Farnham in the extremely sought after village of Lower Bourne, offering a store/post office, chemist, public house, Doctors surgery, South Farnham School, Veterinary clinic and the Bourne green. The Bourne Woods are within a moment's walk away providing wonderful opportunities for outdoor pursuits.





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Lower Bourne, 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. 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. The cinema has been a welcome addition to the town set within the new Brightwell's Development. 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.

Leisure/Travel: There are excellent opportunities within the immediate area for walking, riding and cycling with much of the neighbouring land belonging to the National Trust. Sailing is also available at the nearby Frensham Great Pond. Communications are first class with the A31 and mainline station about 2 miles and the A3 about 7 miles. The A331 Blackwater Valley road links Farnham with the M3, M25 and Heathrow.

Location: Farnham town centre 2 miles (Waterloo from 53 minutes) / Guildford (A3) 9 miles, London 40 miles / (All distances and times are approximate)

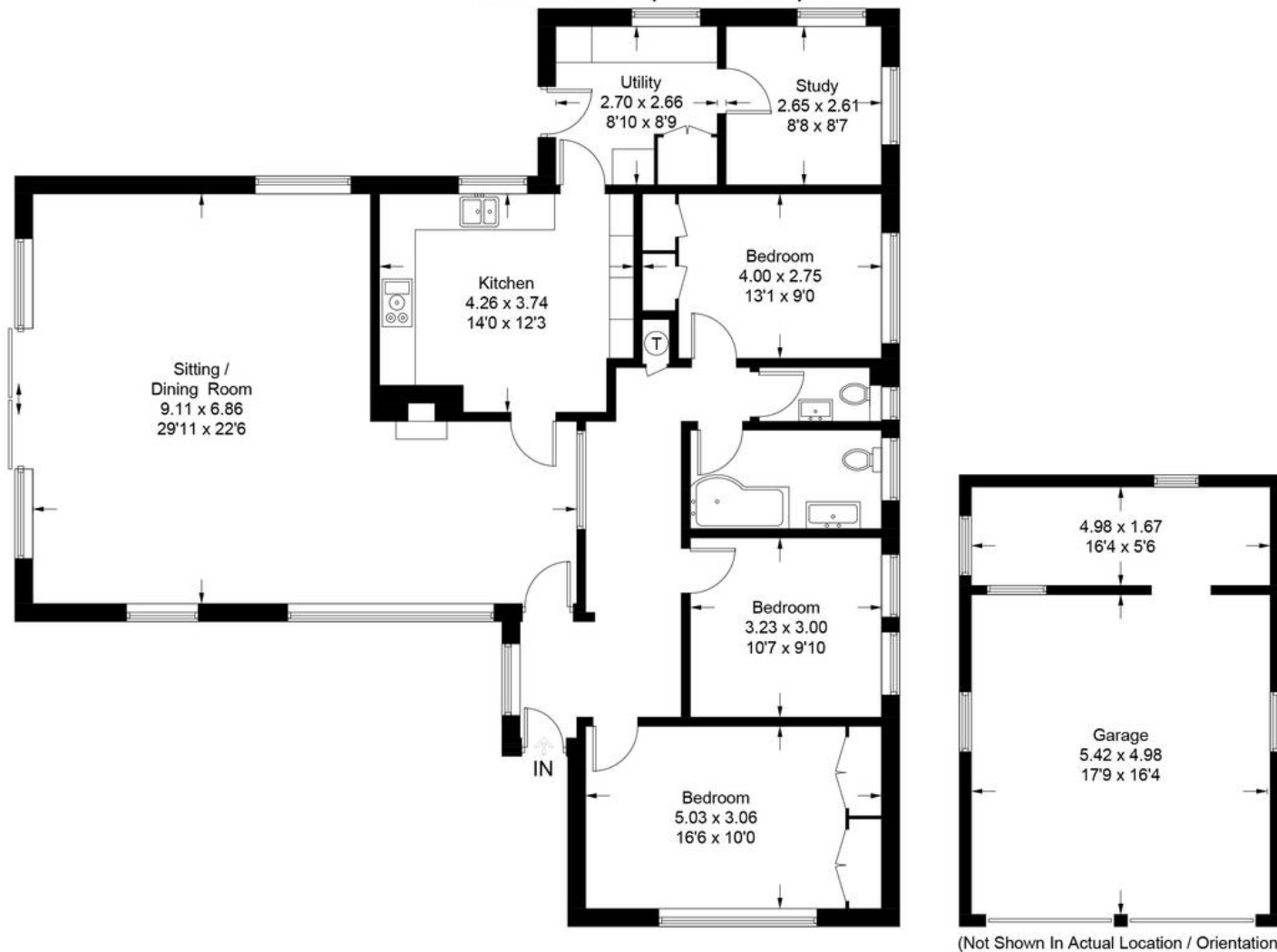


Dene Lane, Lower Bourne, Farnham, GU10 3RH

Approximate Gross Internal Area = 140.8 sq m / 1515 sq ft

Outbuilding = 35.7 sq m / 384 sq ft

Total = 176.5 sq m / 1899 sq ft



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

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1330751)

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