



15 Vine Lane, Boundstone

Farnham GU10 4TD

Guide Price **£1,000,000**

ANDREW LODGE

estate agents



15 Vine Lane

Boundstone, Farnham

An attractive 5 bedroom semi-detached family home situated in a popular residential location convenient to Rowledge village and excellent local schools.

- Principal bedroom with en-suite shower room
- 4 further bedrooms
- Family bathroom
- Sitting room with bay window and fireplace
- Stunning kitchen/dining/family/breakfast room with bi-fold doors
- Utility room
- Spacious entrance hall
- Detached garage with separate store
- Delightful rear garden

An attractive red brick five-bedroom family home, thoughtfully extended and renovated by the current owners to create a wonderful balance of character, style and contemporary family living. Ideally situated within a short distance of highly regarded local schools, this impressive home offers generous and versatile accommodation, with beautifully designed living spaces and a delightful rear garden.



15 Vine Lane

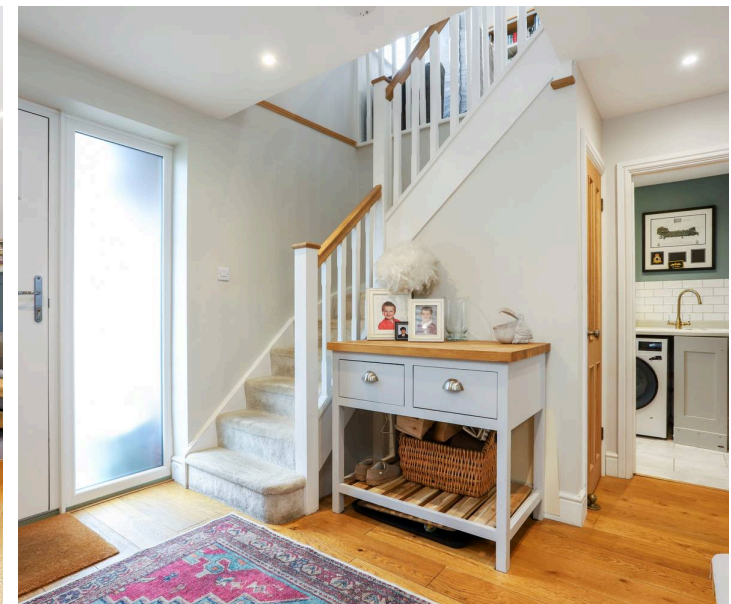
Boundstone, Farnham

The property is approached via an attractive oak porch, which leads into a welcoming entrance hall featuring ample space and useful fitted storage.

The heart of the home is undoubtedly the impressive rear-aspect kitchen, dining and family area, designed to provide an ideal space for both everyday family life and entertaining. The beautifully designed open-plan kitchen features an impressive navy blue island with seating for four, complemented by elegant cream cabinetry, brass hardware and a stylish herringbone tiled splashback in soft blush tones. Warm oak flooring runs throughout, creating a seamless and inviting feel. The spacious dining area comfortably accommodates a large family table, while the cosy family seating area is enhanced by contemporary wall panelling. Pendant lighting above the island and dining table adds character, while recessed ceiling spotlights ensure the space remains bright and welcoming. This wonderful room perfectly combines style and practicality, creating an ideal setting for everyday family life and entertaining.

The spacious living room is beautifully presented in a soft, neutral palette, with elegant wall panelling, decorative coving and a large bay window allowing plenty of natural light to flood the space. A feature fireplace with a substantial rustic timber mantel creates an attractive focal point, while the generous proportions comfortably accommodate both seating and entertainment areas. Finished with plush carpeting and subtle decorative touches, this inviting reception room provides a wonderful space for relaxing with family or entertaining guests.

A separate utility room offers valuable additional practicality and leads through to a convenient cloakroom.





Upstairs, the first floor provides five bedrooms, including a superb principal bedroom overlooking the rear garden. This particularly appealing room benefits from a Juliet balcony, together with ample fitted wardrobes and additional storage. The en-suite shower room features a generous shower with a tiled surround. Four further double bedrooms offer excellent flexibility for family members, guests or those requiring a home office, while a well-appointed family bathroom completes the accommodation, featuring a fitted bath and a separate shower.

The rear of the property reveals an attractive red brick family home, thoughtfully extended to create spacious contemporary accommodation. Large sliding doors open from the ground floor onto an extensive paved terrace, providing an ideal space for outdoor dining and entertaining. The garden is predominantly laid to lawn, offering plenty of room for children to play and families to enjoy. A covered timber garden structure provides a sheltered seating area, perfect for relaxing outdoors throughout the seasons. Mature trees and established greenery create a pleasant sense of privacy, while the first-floor Juliet balcony overlooks the garden. Solar panels are also fitted to the roof, adding a practical and energy-conscious feature to this appealing family home.

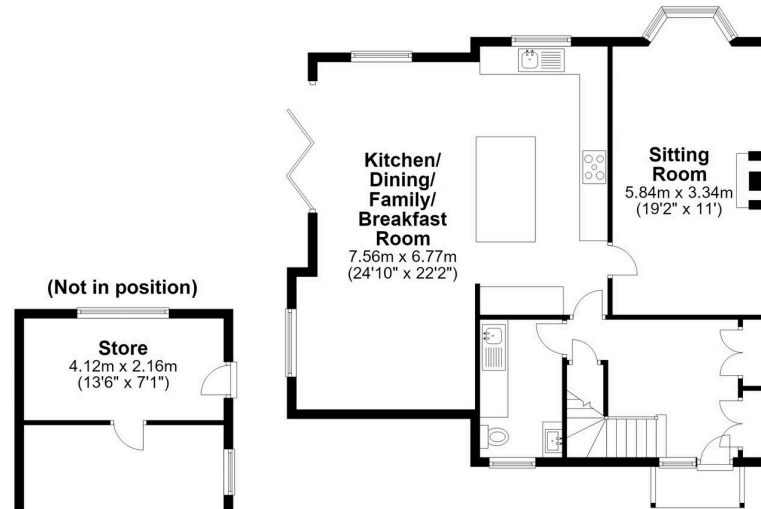


General: Services: All mains services. Gas fired central heating. / Local Authority - Waverley B.C., Godalming GU7 1HR 01483 523333 / Council Tax - Band E with an annual charge for the year ending 31.03.27 of £3,181.33 / Tenure - Freehold / EPC Report - C / Mobile signal available, Superfast broadband available (via Ofcom)

Vine Lane, Farnham, GU10 4TD

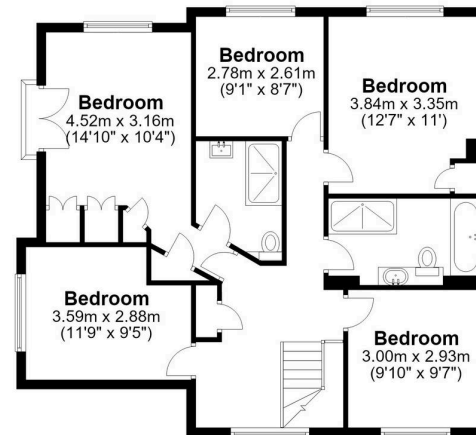
Ground Floor

Approx. 84.5 sq. metres (909.9 sq. feet)



First Floor

Approx. 81.6 sq. metres (877.9 sq. feet)



House area: approx. 166.1 sq. metres (1787.9 sq. feet)
Garage & Store area: approx. 33.7 sq. metres (362.7 sq. feet)
Total area: approx. 199.8 sq. metres (2150.6 sq. feet)

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

ANDREW LODGE
estate agents



Andrew Lodge Estate Agents

28A Downing Street – GU9 7PD

01252 717705 • info@andrewlodge.co.uk • andrewlodge.net/

Directions: Leave Farnham via the A287 Firgrove Hill. At the crossroads and traffic lights turn right into Ridgway Road. Continue on into Shortheath Road and at the staggered crossroads turn left into Sandrock Hill Road. Continue along Sandrock Hill Road and turn right into Jubilee Lane. Continue to the end where number 15 can be found on the right.