



9 Kiln Lane, Lower Bourne

Farnham GU10 3LS

Guide Price £495,000

ANDREW LODGE

estate agents



9 Kiln Lane

Lower Bourne, Farnham

A well-presented two-bedroom semi-detached bungalow occupying a pleasant position close to the heart of the sought-after village of Lower Bourne * No Onward Chain *

- Well-presented semi-detached bungalow
- Two bedrooms
- Sitting room
- Fitted kitchen
- Conservatory
- Modern bathroom
- Secluded rear garden
- Garage
- Driveway parking for several vehicles
- Convenient for Lower Bourne village amenities

This attractive home offers well-balanced accommodation comprising a welcoming sitting room, fitted kitchen, conservatory overlooking the garden, two bedrooms and a modern bathroom.

Outside, the property benefits from a detached garage, spacious enclosed front garden laid to lawn with well stocked borders, ample driveway parking for several vehicles, and a delightful, private rear garden offering a high degree of seclusion—ideal for relaxing or entertaining.



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The property also offers excellent potential to enlarge and reconfigure, subject to the necessary planning permissions, making it an ideal opportunity for purchasers looking to create a larger family home.

Conveniently situated within easy reach of the local amenities of Lower Bourne, including shops, schools and transport links, this appealing bungalow combines comfortable living with exciting future potential.

General

Services – Mains water, drainage and electricity. Gas central heating. Double glazing.

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

Council Tax – Band E with an annual charge for the year ending 31.03.26 of £3,181.33

Tenure – Freehold.

EPC rating – D

Mobile signal available. Ultrafast broadband (via Ofcom).





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Situation: The property is convenient to the highly desirable village of Lower Bourne, offering a store/post office, chemist, Public House, Doctors surgery, Veterinary clinic, the Bourne Green, Bourne Woods and the renowned South Farnham School.

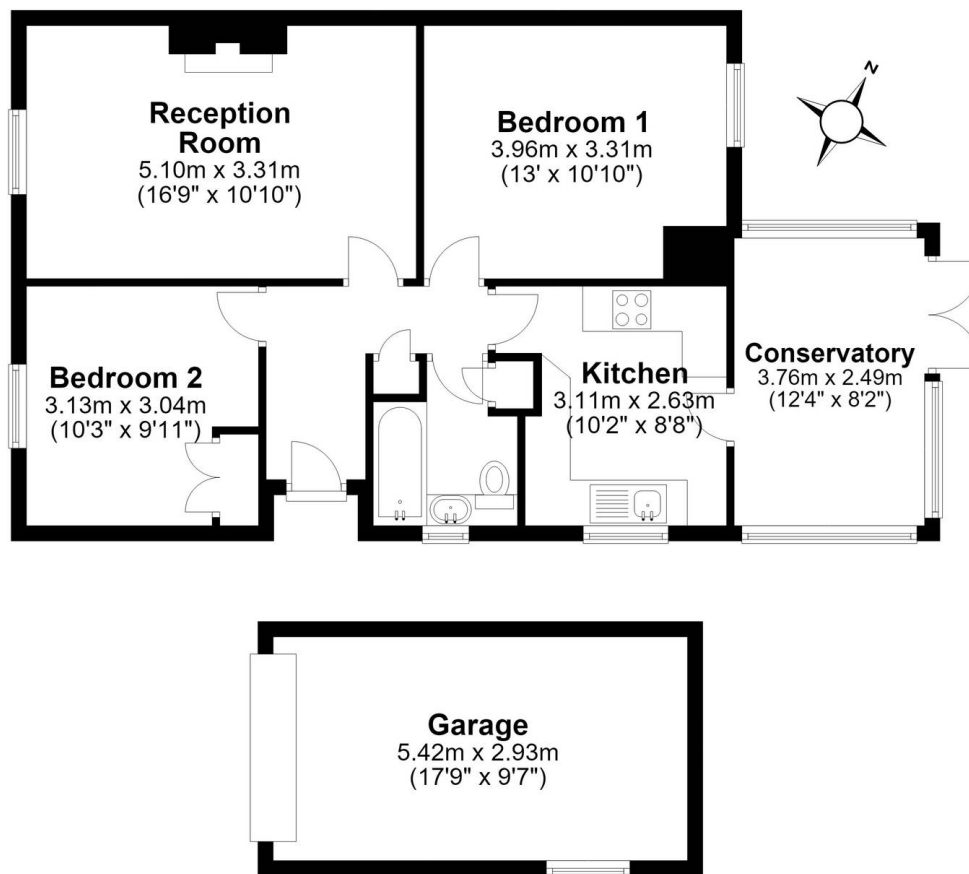
Farnham: The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafés and an excellent choice of restaurants. There is a Waitrose, Sainsbury's, Leisure Centre, David Lloyd Club, local Rugby, 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. There is an excellent choice of both state and private schools in the area including South Farnham School, Weydon Secondary School, Waverley Abbey Junior School, Frensham Heights, Edgeborough, St. Edmund's and Barfield. Further opportunities exist 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.



Kiln Lane, Lower Bourne, Farnham, GU10 3LS

Ground Floor

Approx. 84.5 sq. metres (909.8 sq. feet)



House area: approx. 84.5 sq. metres (909.8 sq. feet)

Garage area: approx. 15.9 sq. metres (171.1 sq. feet)

Total area: approx. 100.4 sq. metres (1080.7 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

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Directions – Leave Farnham via the A287, Firgrove Hill, and continue to the top. At the traffic lights go straight across, continue past the Fox public house and at the crossroads turn right into Burnt Hill Road. Continue along passing the Royal British Legion on the right. Turn right into Kiln Lane where the property can be found on the right hand side.