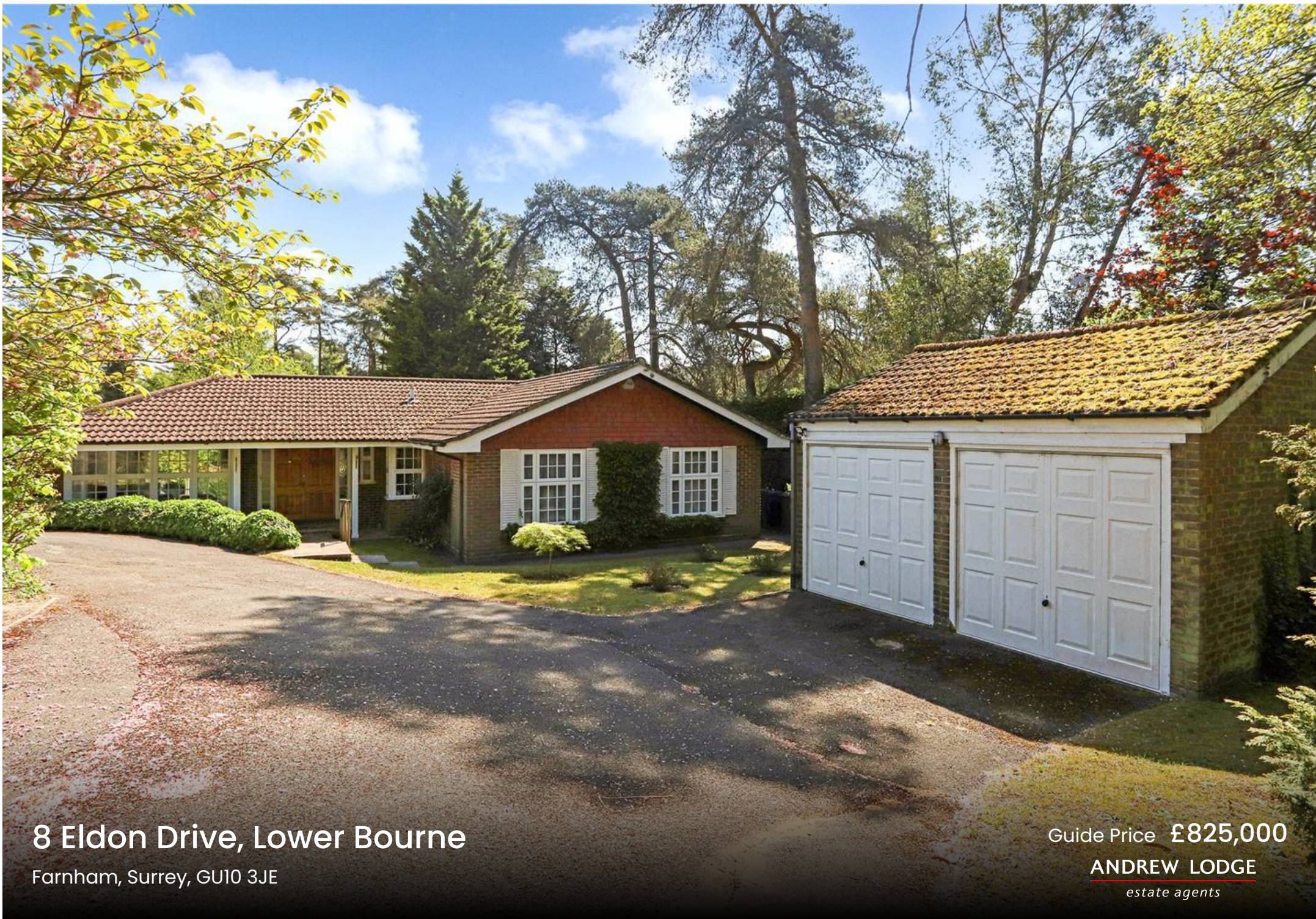




8 Eldon Drive, Lower Bourne

Farnham, Surrey, GU10 3JE

Guide Price £825,000

ANDREW LODGE

estate agents



8 Eldon Drive

Lower Bourne, Farnham

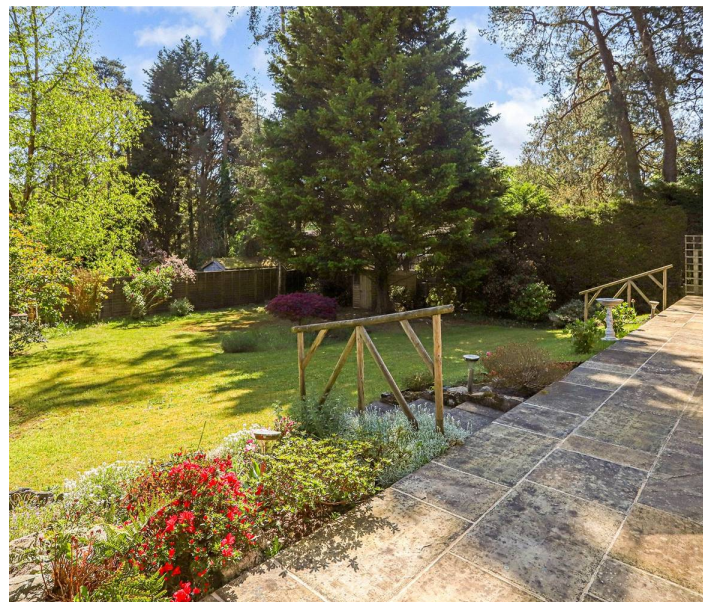
A well appointed and spaciouly designed detached bungalow set on a fine plot in a popular and private residential cul-de-sac most convenient to the village of Lower Bourne * No Onward Chain *

- 4 bedrooms
- En-suite bathroom
- Family bathroom
- Sitting room
- Dining room
- Fitted kitchen/breakfast room
- Study/bedroom 4
- Cloakroom
- Detached double garage
- Driveway

Porch: Light, double doors to: **Reception Hall** – Airing cupboard, loft access, glazed double doors to sitting room.

Cloakroom – WC, wash hand basin with cupboards under.

Sitting Room – Double aspect, attractive bay window, fireplace with electric fire, double glazed patio doors to garden, glazed double doors to: **Dining Room** – Serving hatch to kitchen. **Study/Bedroom 4** – Fitted shelving unit with cupboards under. **Well fitted Kitchen/Breakfast room** – One and a half bowl sink unit, excellent range of eye level and ground level units, granite worktops and splash backs, breakfast table, concealed wall mounted Worcester gas fired boiler, integrated washing machine, integrated microwave and dishwasher, built-in electric double oven, ceramic hob, extractor hood, integrated fridge and freezer, casement door to rear garden.



8 Eldon Drive

Lower Bourne, Farnham

Bedroom 1 - Front aspect, range of built in wardrobes. **En-suite Bathroom** - Panelled bath, mixer tap shower, wash hand basin, WC, tiled shower cubicle with glass screen, part tiled, heated towel rail. **Bedroom 2** - Front aspect, fitted wardrobes and vanity recess. **Bedroom 3** - Rear aspect, built in wardrobe.

Family Bathroom - In classic white, panelled bath and over bath shower, pedestal wash hand basin, WC, heated towel rail.

Outside - Large tarmacadam driveway with parking and turning leading to:

Detached Double Garage - With two up and over electric doors, power and light, open loft storage.

To the front - Open plan with areas of lawn, flower and shrub borders, mature trees, paved pathway to front door.

To the rear - Well screened and attractive gardens laid mainly to lawn with large sandstone paved patio/sun terrace ideal for entertaining and al fresco dining, flower and shrub borders, hedgerows and trees - the whole offering a good degree of privacy and seclusion. Shed and summerhouse. Outside light and tap. Gated side access with paved path and meter cupboards.





8 Eldon Drive

Lower Bourne, Farnham

General: Services - Mains water, electricity. Gas heating and mains drainage. Double glazing. / Local Authority - Waverley B. C., The Burys, Godalming GU7 1HR 01483 523333 / Council Tax - Band G with an annual charge for the year ending 31.03.26 of £4,135.38 - Tenure - Freehold / EPC rating - D / Mobile signal available. Superfast broadband (via Ofcom). / Miscellaneous - Residents Association - £60 pa for upkeep of the cul-de-sac.

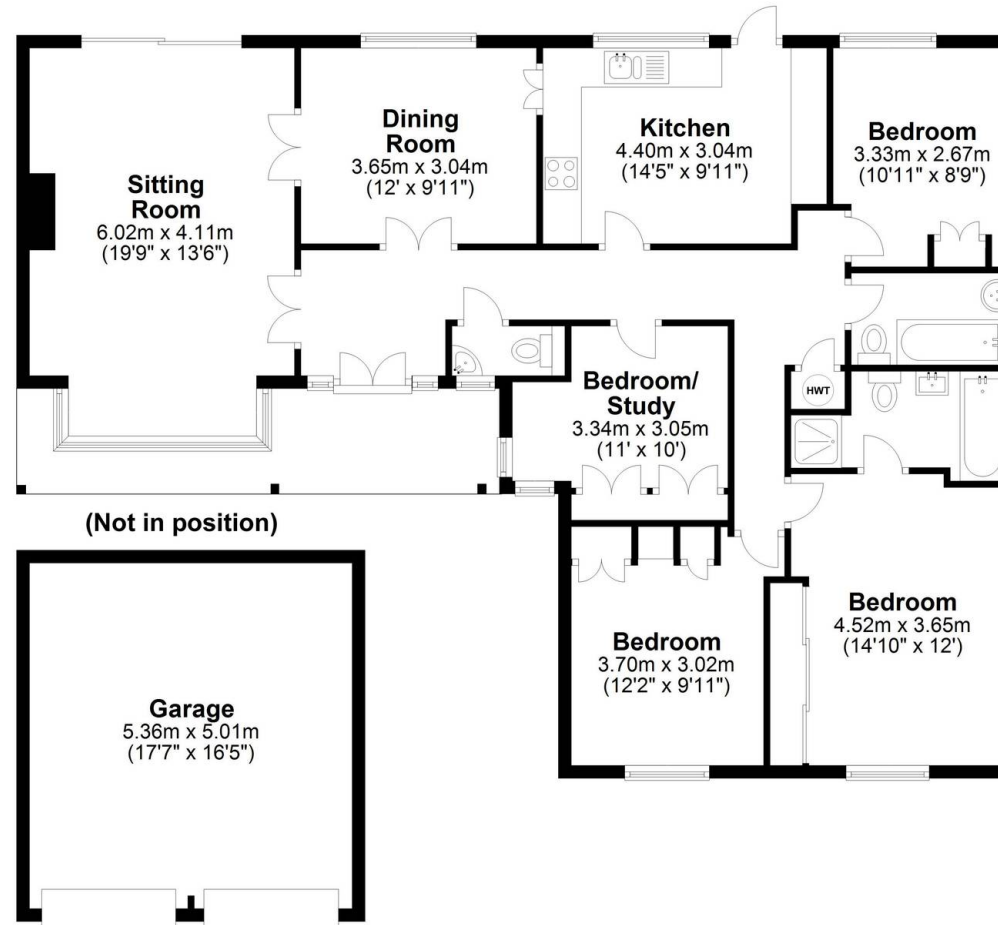
Situation: The property is situated within a moments walk of the centre of the highly desirable village of Lower Bourne, offering a store/post office, chemist, Public House, Doctors surgery, Veterinary clinic, the Bourne Green, Bourne Woods and the renowned South Farnham Infant School. The Georgian town 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 Edgeborough, More House, Waverley Abbey, South Farnham School, Weydon Secondary School, Frensham Heights, 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.



8 Eldon Drive, Lower Bourne, Farnham, GU10 3JE

Ground Floor

Approx. 121.8 sq. metres (1311.4 sq. feet)



House area: approx. 121.8 sq. metres (1311.0 sq. feet)

Garage area: approx. 26.9 sq. metres (289.6 sq. feet)

Total area: approx. 148.7 sq. metres (1600.6 sq. feet)

This plan is for layout guidance only.

Measurements are for general guidance
only and must not be relied upon

ANDREW LODGE

estate agents



Andrew Lodge Estate Agents

Andrew Lodge Ltd, 28A Downing Street – GU9 7PD

01252717705 • info@andrewlodge.co.uk • andrewlodge.net/

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

Directions: Leave Farnham via the A287 Firgrove Hill. At the traffic lights go straight across and down into Lower Bourne. After passing the shops, Eldon Drive can be found on the left hand side.