



11 Stream Farm Close, Lower Bourne

Farnham, Surrey, GU10 3PD

Guide Price **£1,375,000**

ANDREW LODGE

estate agents



11 Stream Farm Close

Lower Bourne, Farnham

A well presented, spacious and versatile 4/5 bedroom detached family home occupying a wonderful 1/3 acre plot in the highly sought after village of Lower Bourne

- 4/5 bedrooms
- 2 bath/shower rooms (1 en-suite)
- Sun Terrace
- Sitting/dining room
- Bedroom 5
- Study
- Kitchen/breakfast/family area
- Utility & Cloakroom
- Garage
- Parking for numerous vehicles

Property Summary: A spacious detached family home tucked away towards the end of a peaceful cul-de-sac in the ever popular village of Lower Bourne. This 4 bedroom, 2 bath/shower room (1 en-suite), family home offers generous accommodation, excellent privacy and a wonderful secluded garden, the whole extending to approximately 1/3 acre.

Front door to: Reception Hall: Parquet flooring, staircase to first floor, built-in cloaks cupboard.

Cloakroom: Frosted window, low level w.c., wash hand basin, half panelled walls.

Sitting/Dining room: Double aspect, parquet flooring, attractive bay window, fireplace with gas supply for a gas fire, through to: **Dining Area:** Space for table and chairs, casement double doors to rear garden.



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Bedroom 5: Rear aspect, delightful outlook over the rear garden.

Double doors to: **Study:** Front aspect, fitted shelving.

Kitchen/Breakfast/Family Area: Triple aspect and enjoying delightful views over the rear garden. Kitchen: one and a half bowl enamel sink unit, worktops/breakfast bar, good range of eye and base level units and display cabinet, Leisure Range style cooker with gas hob and hot plate, extractor above, integrated fridge, plumbing for dishwasher. Through to: **Breakfast/Family area:** Space for table and chairs, deep understairs storage cupboard, large picture window and casement double doors lead to outside. **Utility Room:** Sink unit, roll edge worktop, eye and base level cupboards, plumbing for washing machine, space for tumble drier, space for fridge/freezer, stable door to outside. Door to Garage.

First Floor Galleried Landing: Linen cupboard, access to boarded loft with light via loft ladder. Door to: **Impressive first floor Sun Terrace:** Generous in size with tap, outside lighting and enjoying wonderful views over the secluded rear garden and light woodland beyond. **Bedroom 1:** Rear aspect, delightful outlook. **En-suite shower room:** Large walk-in shower with overhead and separate handheld shower, vanity wash hand basin with drawers under, w.c., half panelled walls, corner shelving. **Bedroom 2:** Front aspect, pleasant outlook to front. **Bedroom 3:** Front aspect. **Bedroom 4:** Rear aspect, built-in double wardrobe, lovely outlook to rear. **Bathroom:** In classic white, cast iron bath, mixer tap shower, w.c., pedestal wash hand basin, fitted shelving, half panelled walls.





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Outside - to the front: Block paved driveway providing parking for several vehicles. Large area of lawn, mature borders enclosed by hedging. Gated access at side to rear.

Garage: Electric up and over door, power and light, Worcester gas fired boiler, workbench and fitted cupboards, gas and electric meters and consumer unit, door to utility room.

Rear garden: Attractive raised paved patio/sun terrace ideal for entertaining and al fresco dining and barbecue area. Steps to large level area of lawn, screened and enclosed by mature hedging, shrubs and trees. Further garden area to rear with large timber outbuilding/summerhouse with power, light and tap. The whole extending to approximately 1/3 acre offering a high degree of privacy and seclusion.

General: Services - All mains services. Gas fired central heating to radiators. Sealed unit UPVC and aluminium double glazed windows. / Local Authority - Waverley B C, The Burs, Godalming, Surrey GU7 1HR 01483 523333 / Council Tax - Band F with an annual charge for the year ending 31.03.26 of £3,584.00. / EPC Rating - E / Tenure - Freehold / Mobile signal available. Ultrafast broadband (via Ofcom).



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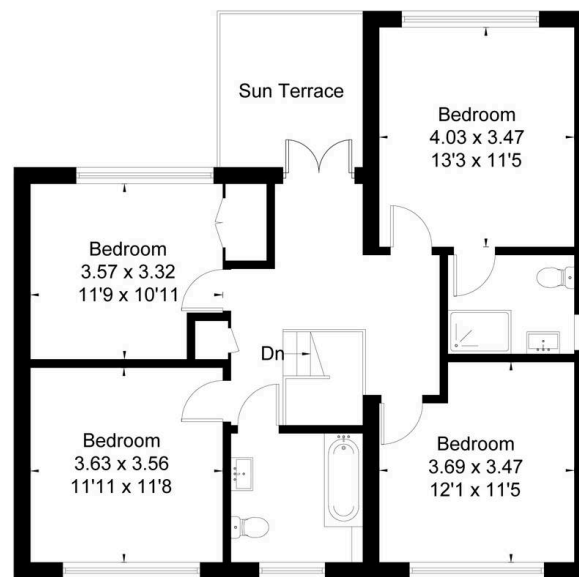
Situation: The property is situated to the south of Farnham in the extremely sought after village of Lower Bourne, offering a store/post office, chemist, public house, Doctors surgery, South Farnham School, Veterinary clinic, the Bourne green and the Bourne Woods, providing wonderful opportunities for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

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 the renowned South Farnham School, Weydon Secondary School, Edgeborough, Frensham Heights and Barfield. 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.

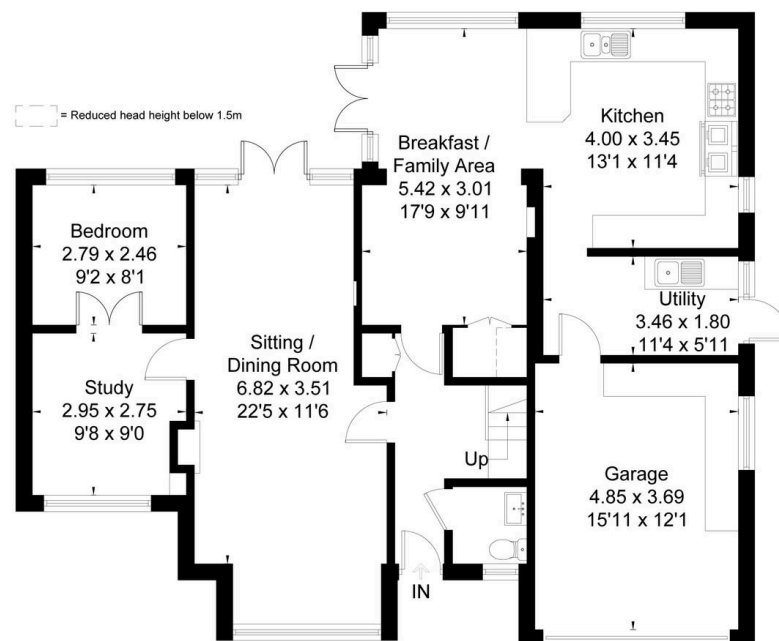
Location: Farnham town centre 1½ miles (Waterloo from 53 minutes) / Guildford 12 miles (Waterloo from 38 minutes) / A31/A3 2miles, London 40 miles / (All distances and times are approximate)

Directions: Leave Farnham town centre via the A287, Firgrove Hill and continue to the top. At the traffic lights to straight across onto Frensham Road and bear down the hill. Turn left just before the Fox public house into Stream Farm Close, where number 11 can be found towards the end on the left hand side.





First Floor



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #103203



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