

25 Middle Bourne Lane, Lower Bourne

Farnham GU10 3NH

Guide Price £900,000

ANDREW LODGE

estate agents







25 Middle Bourne Lane

An attractive and beautifully appointed semi-detached family home, offering a superb blend of contemporary styling, elegant interiors and high-quality fixtures and fittings throughout.

- 4 bedrooms
- Family bathroom & En-suite shower room
- Stunning kitchen/dining/family room with doors onto the garden
- Sitting room with bay window
- Utility room and cloakroom
- Large rear garden offering privacy
- Parking on driveway for 3 cars

The ground floor is centred around a wonderful 24ft open-plan kitchen/breakfast/family room, providing an impressive space for both everyday family life and entertaining. Positioned to the rear of the property, this bright and versatile room features wooden flooring, double doors opening onto the terrace and rear garden, and ample space for both a comfortable seating area and a dining table. The stylish kitchen is fitted with attractive Shaker-style cabinetry, quartz work surfaces, a breakfast bar and a stainless steel range cooker. An adjoining utility room provides valuable additional storage and practicality.

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To the front of the property, the separate sitting room enjoys a south-facing bay window, allowing plenty of natural light to flood the room and creating a welcoming space in which to relax. Both the sitting room and the kitchen/family/dining room benefit from underfloor heating.

The first floor offers four well-proportioned bedrooms, all presented in a tasteful, neutral style. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a recently installed, generously sized family bathroom, finished to a high standard.

Outside, the property is approached via a gravel driveway providing off-road parking for up to three vehicles, together with the added benefit of an electric vehicle charging point.

The rear garden is a particularly attractive feature, extending to almost 150ft and providing an excellent setting for family enjoyment and outdoor entertaining. A paved terrace runs across the rear of the house, with steps leading up to an extensive lawn, bordered by established hedgerows which provide a good degree of privacy. A high-quality garden store completes this appealing outdoor space.













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

Situation: The property is convenient to 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 School.

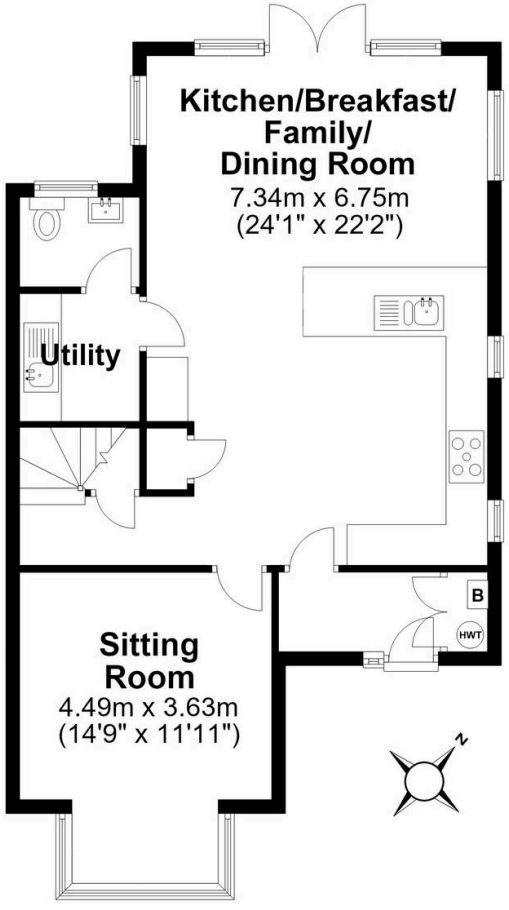
Farnham: The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafés and an excellent choice of restaurants. There is a Waitrose, Sainsbury's, Leisure Centre, David Lloyd Club, local Rugby, Football, Tennis and Bowls clubs.

Schools: There is an excellent choice of both state and private schools in the area, including the highly regarded South Farnham School, Weydon Secondary School, Frensham Heights and Edgeborough.

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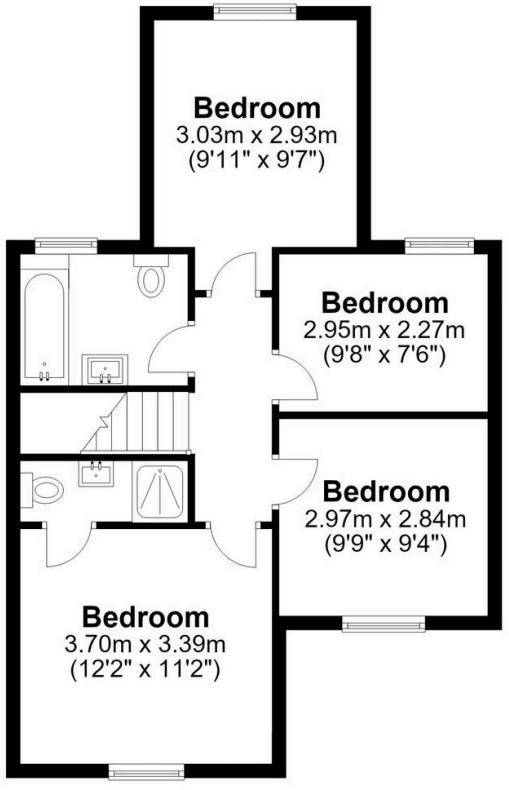
Ground Floor

Approx. 64.5 sq. metres (694.6 sq. feet)



First Floor

Approx. 52.8 sq. metres (568.2 sq. feet)



Total area: approx. 117.3 sq. metres (1262.8 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

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Directions: Leave Farnham via Firgrove Hill. At the traffic lights at the main crossroads, go straight across onto the Frensham Road. Continue down and turn right into Middle Bourne Lane where number 25 can be found on the right hand side.