



## 10 Blackthorn Close, Lower Bourne

Farnham, Surrey, GU10 3LG

Guide Price **£850,000**

**ANDREW LODGE**

*estate agents*



## 10 Blackthorn Close

Lower Bourne, Farnham

A stunning four bedroom family home in the heart of Lower Bourne

- 4 bedrooms
- 2 bath/shower rooms (1 en-suite)
- Superb kitchen/dining room with integrated appliances
- Rear aspect sitting room
- Cloakroom
- Parking for 2 cars
- Delightful south facing rear garden
- Home Office/studio
- Sought after location of Lower Bourne
- Close to excellent schools

Situated within an exclusive courtyard development built by the highly regarded Charles Church Developments in 2013, this beautifully presented four bedroom semi-detached home offers spacious and versatile accommodation in one of Lower Bourne's most sought-after locations.

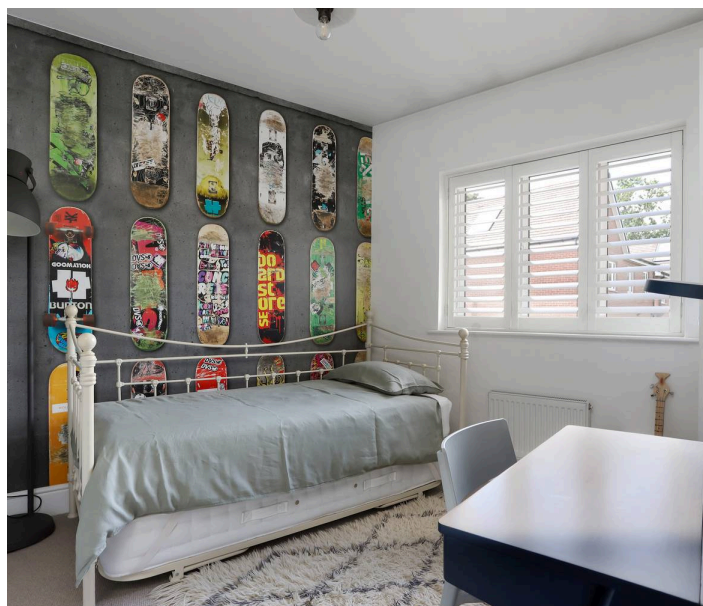
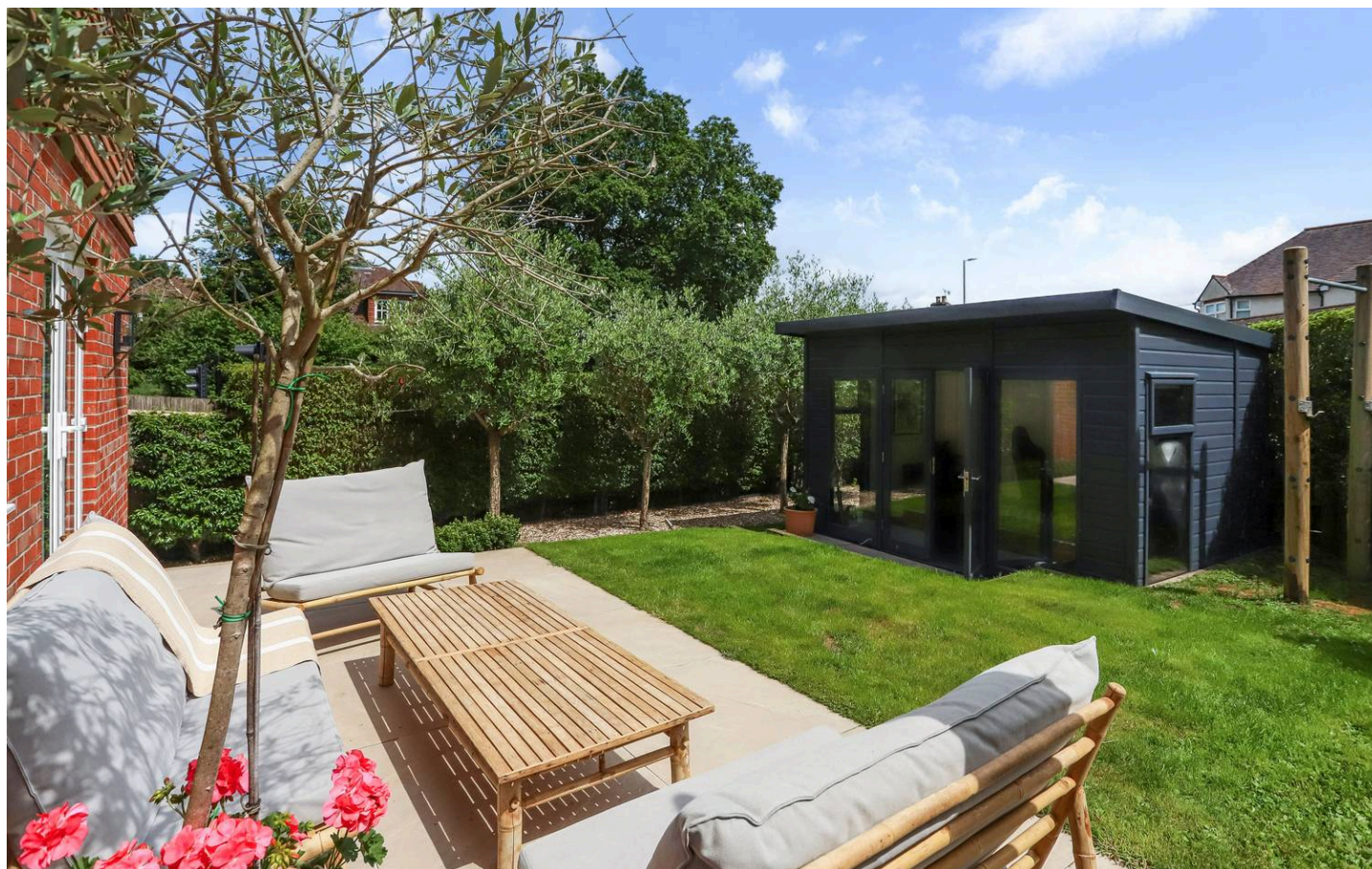


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Lower Bourne, Farnham

Occupying a pleasant position within this select development, the property combines contemporary design with practical family living. The heart of the home is the impressive open-plan kitchen/dining room, beautifully appointed and providing an ideal space for both everyday family life and entertaining. A generous sitting room enjoys views over the garden, creating a warm and welcoming atmosphere, whilst a cloakroom completes the ground floor accommodation. On the first floor, the principal bedroom benefits from a stylish en-suite shower room, complemented by three further well-proportioned bedrooms and a modern family bathroom.

Externally, the property enjoys a delightful south facing rear garden and an excellent space for outdoor relaxation. A particularly attractive feature is the home office/gym, providing valuable additional space for remote working, fitness, hobbies or leisure pursuits. Further benefits include parking for two vehicles and being located within easy reach of local amenities, including a store/post office, chemist, Public House, the Bourne Green, Bourne Woods and highly regarded schools including South Farnham Infant School.





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Lower Bourne, Farnham

This exceptional home offers a rare opportunity to acquire a modern family residence within a sought after development in the heart of Lower Bourne.

### General:

Services – All mains services. Gas fired central heating to radiators. Solar panels for independent hot water. Double glazing.

Local Authority – Waverley B C, The Burys, 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.

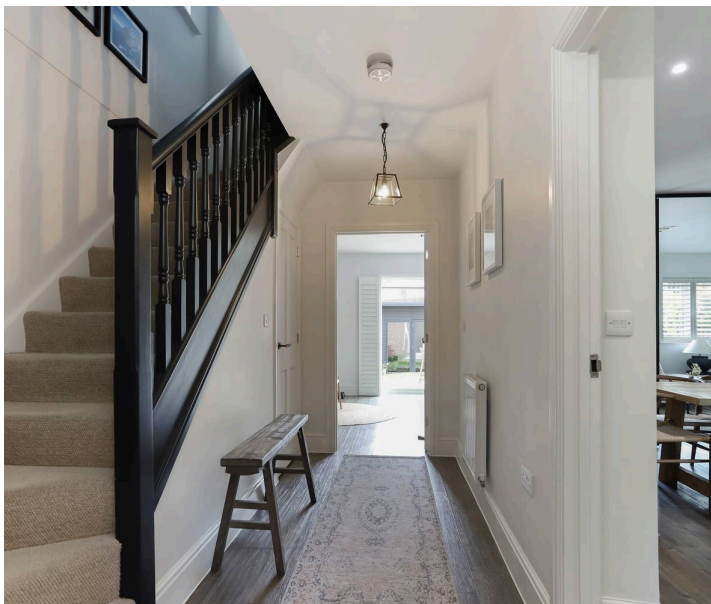
EPC Rating – B

Tenure – Freehold. Annual management charges for communal areas £650 pa

Mobile signal available. Ultrafast broadband (via Ofcom).

### Directions:

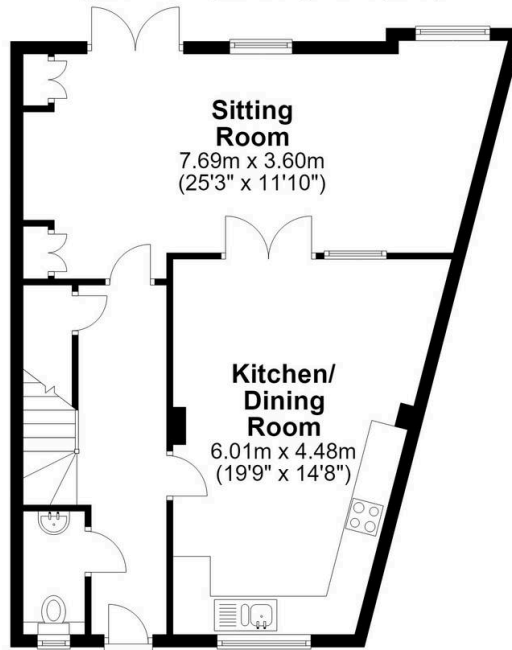
Leave Farnham via the A287, Firgrove Hill, and continue to the top. At the traffic lights go straight across, continue past the Fox public house and at the crossroads turn right into Burnt Hill Road and right into Blackthorn Close, where number 10 can be found on the right hand side.



# Blackthorn Close, Lower Bourne, Farnham, GU10 3LG

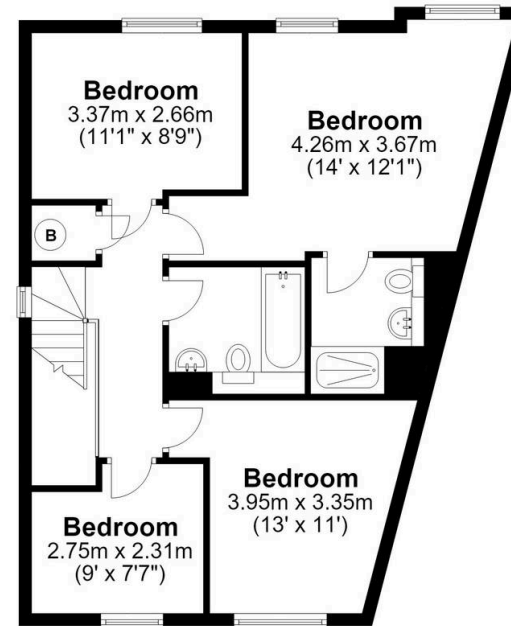
## Ground Floor

Approx. 60.8 sq. metres (654.1 sq. feet)

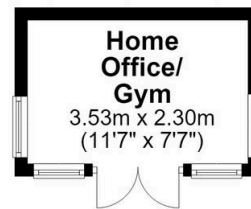


## First Floor

Approx. 60.8 sq. metres (654.1 sq. feet)



(Not in position)



House area: approx. 121.6 sq. metres (1308.2 sq. feet)

Outbuilding area: approx. 8.2 sq. metres (88.3 sq. feet)

Total area: approx. 129.8 sq. metres (1396.5 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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## Andrew Lodge Estate Agents

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