



6 Bourne Firs, Lower Bourne

Farnham GU10 3QD

Guide Price **£1,000,000**

ANDREW LODGE

estate agents



6 Bourne Firs

Lower Bourne, Farnham

An impressive 6 bedroom detached family home, in a highly sought-after location in the village of Lower Bourne, offering spacious and versatile accommodation.

- Highly sought-after Lower Bourne location
- Spacious 6 bedroom detached family home
- 2 modern bath/shower rooms, including 1 en suite
- Versatile reception accommodation including sitting room, dining room and study
- Kitchen/breakfast room with separate conservatory and utility room
- Private, level rear garden
- Parking on driveway and double garage
- Excellent local schools and beautiful surrounding countryside nearby
- No onward chain



This substantial family home provides well-proportioned accommodation arranged over two floors, with an excellent degree of flexibility to suit modern family life. The ground floor includes a welcoming sitting room, separate dining room, study, kitchen/breakfast room, conservatory, utility room and cloakroom, while the first floor provides six bedrooms, including a principal bedroom with modern en suite facilities, together with a further modern family bathroom.

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The kitchen/breakfast room provides a practical and sociable heart to the home, while the additional reception rooms offer plenty of space for both family life and entertaining. The versatile layout also provides scope for those working from home or requiring flexible accommodation for a growing family.

Outside, the property enjoys a particularly attractive private and level rear garden, providing a good degree of seclusion and an ideal space for relaxing and entertaining. To the front, there is parking for 2 vehicles together with a double garage, providing excellent storage and further practical space.

A spacious and versatile six-bedroom family home in a sought-after village location, offering excellent accommodation, generous outside space and superb potential for family living.

General: Services – Mains water, electricity. Gas heating and mains drainage. Double glazing. / Local Authority – Waverley B. C., The Burys, Godalming GU7 1HR / Council Tax – Band G with an annual charge for the year ending 31.03.27 of £4,338.18 / Tenure – Freehold / EPC rating – C / Mobile signal available. Ultrafast broadband (via Ofcom).





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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.

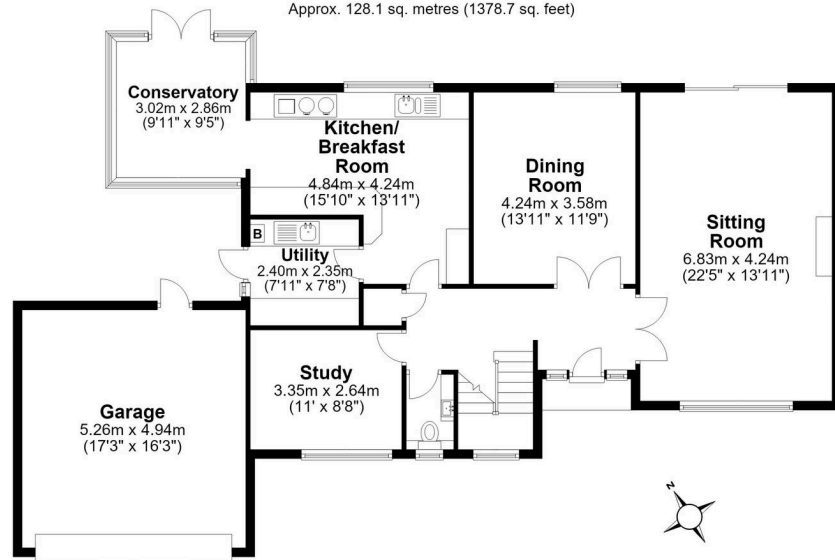
There is a Waitrose, Sainsbury's, Leisure Centre, David Lloyd Club, local Rugby, Football and Tennis clubs, and Farnham's historic deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking, cycling and dog walking. There is an excellent choice of both state 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.



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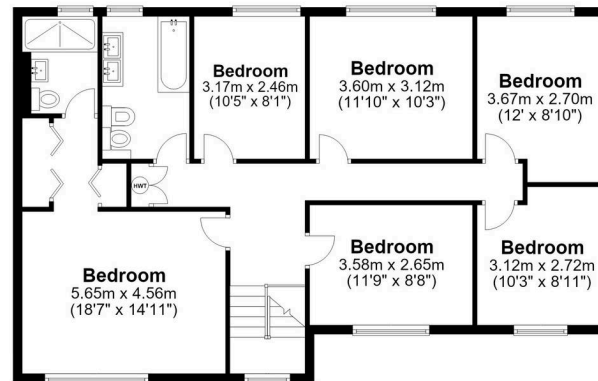
Ground Floor

Approx. 128.1 sq. metres (1378.7 sq. feet)



First Floor

Approx. 94.1 sq. metres (1012.9 sq. feet)



House area: approx. 196.2 sq. metres (2111.9 sq. feet)

Garage area: approx. 26.0 sq. metres (279.9 sq. feet)

Total area: approx. 222.2 sq. metres (2391.7 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

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