



ESTATE AGENTS



Burnt Hill Road, Lower Bourne, Farnham, Surrey

Price Guide £925,000

Burnt Hill Road, Lower Bourne, Farnham, Surrey

A spacious and fabulous five bedroom detached family home situated in the very heart of Lower Bourne, this property is immaculately presented throughout, and is just 330 yards/300 metres from the highly-acclaimed and Ofsted-rated 'outstanding' South Farnham School. Built to a high specification in 2005 with accommodation approaching 2500 sq ft arranged over three floors, the house would suit all types of buyers, with its generously proportioned bedrooms, private garden and close proximity to Bourne Green, schools and shops.

The ground floor has wonderfully sized reception rooms with the hallway leading to the WC, living room, study and kitchen. The impressive 21'11" living room has a feature fire place and three front aspect windows. One of the outstanding features to this home is the kitchen/dining room finished with granite work surfaces, leading into a light and spacious dual aspect dining area which has double glazed French doors to the garden and pleasant views to the trees beyond. There is also a useful separate utility room.

To the first floor the dual aspect 27ft master bedroom has an en-suite shower room and a comprehensive range of fitted wardrobes and there are two further double bedrooms served by the modern four piece family bathroom.

The versatile space on the second floor offers two double bedrooms, one with an en-suite shower room.

Outside the private rear garden has a patio adjoining the property which leads to the lawn garden and a further woodland garden beyond the garage. The garden is enclosed by panel fencing.

There is a double garage which has an electric up and over door with power and light. There is also a third parking space to the left of the garage.

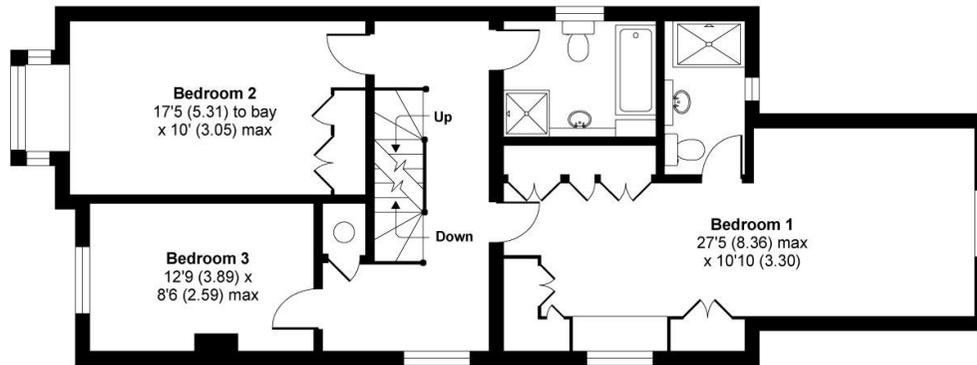
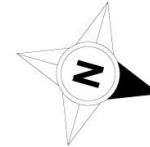
- Five bedrooms
- Entrance hall
- Living room
- Study
- Kitchen/dining room
- Family bathroom
- Two ensuite shower rooms
- Double garage
- Private garden
- Gas heating to radiators



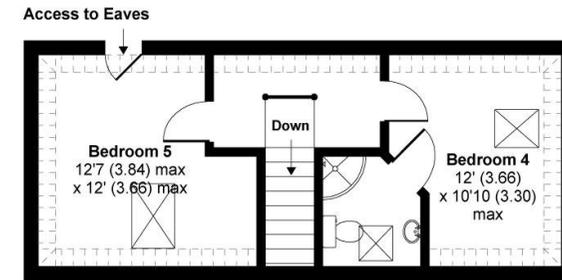
Floor Plan

Burnt Hill Road, Lower Bourne, Farnham, GU10

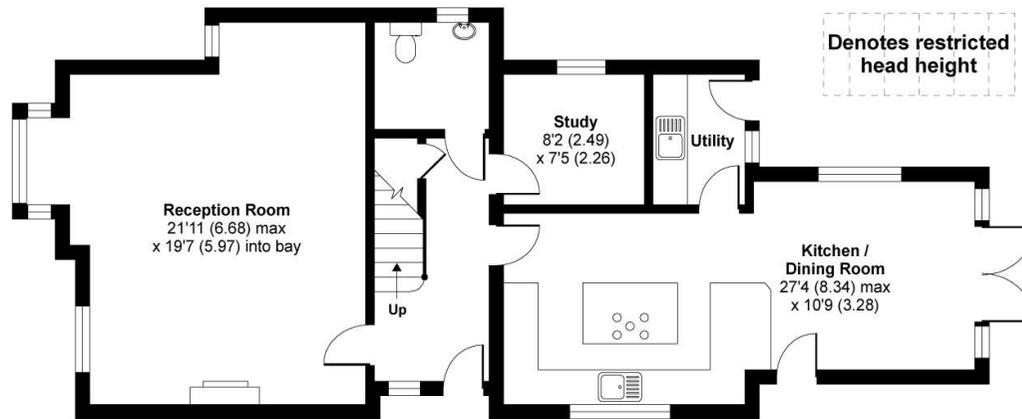
APPROX. GROSS INTERNAL FLOOR AREA 2114 SQ FT 196.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)
GARAGE APPROX. GROSS INTERNAL FLOOR AREA 314 SQ FT 29.1 SQ METRES



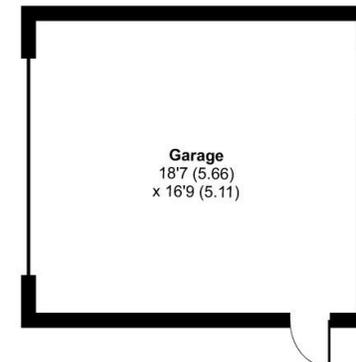
FIRST FLOOR



SECOND FLOOR



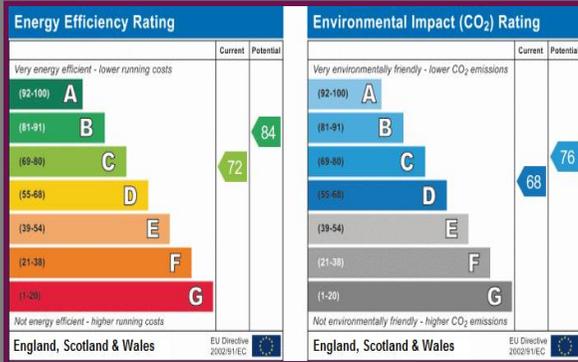
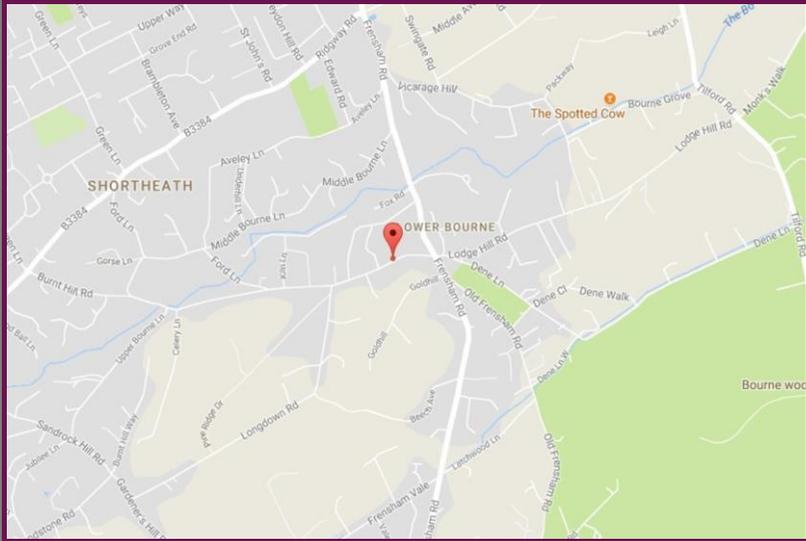
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Location

The property is located within 100 yards of the centre of Lower Bourne with its village green, tennis courts, general store, pharmacy, post office, florist, vet surgery and recently renovated local family pub, The Fox.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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