



4 Blackthorn Close, Lower Bourne, Farnham, Surrey. GU10 3LG.
Guide Price £495,000

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Description

Lower Bourne - Circa 1000sqft DETACHED property. 4 minute walk to the prestigious South Farnham Infant School. Planning permission GRANTED for 1600 sqft in a STYLISH yet COST SAVING design. Perfect for FTB and new families. Walking distance to woods, playground, coffee shop, pharmacy, post office and local shop.

What the sellers have to say: "We've had ten happy years in this house, it's a lovely friendly neighbourhood, perfect for first time buyers and bringing up a family. The benefit of having helpful neighbours who talk to you and look out for you cannot be understated."

Entrance - To the ground floor, the covered porch leads into the welcoming and spacious entrance hall. The property has luxury low-maintenance Amtico flooring with transferrable lifetime warranty present throughout the property. To the right is a downstairs WC, and to the left is the kitchen.

Kitchen - The fitted kitchen has a comprehensive range of cupboard and drawer units with large worktops, a gas hob and large fan oven, one and a half stainless-steel bowl sink and an excellent range of integrated white goods, including a full-sized dishwasher.

Living room - One of the outstanding features to this home is the excellent living space offered by its spacious open plan family and dining room. This versatile space offers the owners full flexibility to make the space their own. There is an understairs cupboard with considerable storage space and a fully equipped switch system for providing ethernet access across the entire house – perfect for reliable high-speed internet access.



First Floor - To the first floor, the landing leads to the two double bedrooms and the family bathroom. It features a large airing cupboard with significant storage room.

Master Bedroom - The master bedroom has built-in wardrobes and a modern ensuite shower room. It is large enough to fit even a superking bed and full-sized cot comfortably with room to spare.

Second Bedroom - Over the ten years the current owners have lived here, the second bedroom has been used as a home office, guest bedroom, and a charming children's bedroom. The deep built-in wardrobe is versatile and offers substantial vertical storage space.

Main Bathroom - The family bathroom is fitted with a three-piece suite, including bath with overhead electric shower.

Outdoor Space - To the front of the property there is a communal green space and a walkway to access Fox Road. To the side and rear of the property lies a large fully fenced garden with two gates to access on either side of the property. This currently features a wraparound level deck with outside taps, power, speaker sockets and lights for low-maintenance entertaining. There is a raised square bed with decorative stones and the rest of the garden is covered in attractive and easy-to-maintain slate chippings. It would be possible for the next owner to lay this to lawn, or landscape it as they please. To the side of the property is a good-sized shed and a bicycle and general store. There is sufficient space to erect a separate dedicated home office space or guest cabin should the new owner wish. There are two private allocated parking spaces and an additional space for visitors. The close has a dedicated WhatsApp group, and parking is strictly monitored to ensure its availability for residents and their visitors.

The house is a short walk from a pharmacy, village shop and post office. Behind this is the Bourne Cricket Ground, which benefits from a children's playground, large cricket pitch and a local café. Only a slightly further walk from here leads you to the Bourne Woods – a 400-acre ancient woodland. The town centre and train station are also walkable from the property, even with a pram.

Other Features - The house is equipped with solar hot water heating and benefits from modern insulation throughout. Low pollution area. The property has been maintained to a high standard and is designed to minimise dust and other airborne allergens. Low VOC products used throughout occupancy and no pets or smokers have ever occupied it. As with most new homes there is an estate charge, of approximately £550 per annum. Superfast broadband is available in the area and mobile signal is likely on all networks, buyers should conduct their own onsite checks.

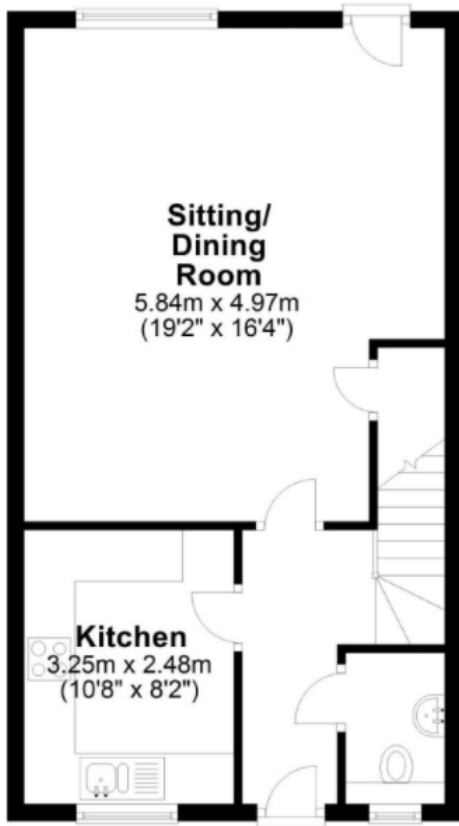


Local Authority

Waverley
Band E

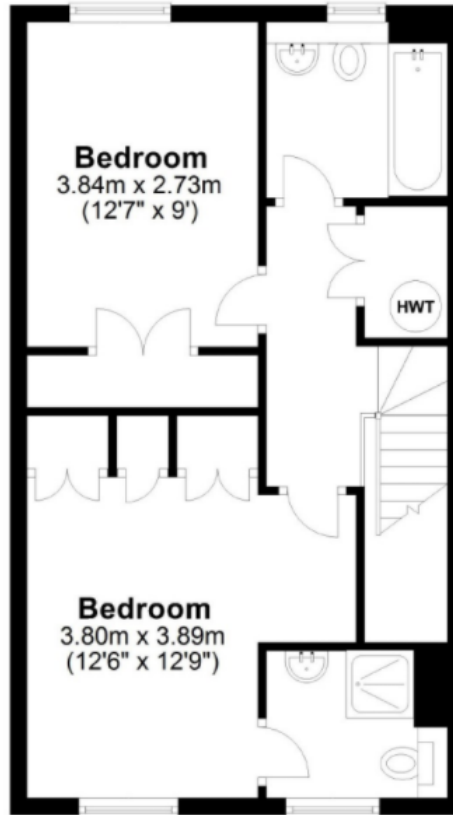
Ground Floor

Approx. 45.7 sq. metres (491.6 sq. feet)



First Floor

Approx. 45.7 sq. metres (491.6 sq. feet)



Total area: approx. 91.3 sq. metres (983.2 sq. feet)

This plan is for layout guidance only.
Measurements are for general guidance
only and must not be relied upon



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		89
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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