



34 Thorn Road, Boundstone, Farnham, Surrey. GU10 4TU.  
Guide Price £795,000

keatsfearn



## Description

A stunning and unique detached house nestled in a delightful sylvan setting. The property was built in 2018 and offers generous, well presented accommodation over three floors. The popular village of Rowledge is close by and offers local shops, post office, doctors' surgery, public house, and a highly regarded primary school. The nearby Alice Holt Forest offers 2000 acres to walk, ride and explore.

Upon entering the house you are greeted by an impressive, open plan, ground floor layout which offers living, dining and kitchen areas. The fabulous, fitted kitchen was installed by Farnham Furnishers and offers a comprehensive range of cupboards and drawers, a large island unit, integrated appliances and attractive Quartz Stone worktops. A utility room and cloakroom/w.c. round off the ground floor accommodation.

A bespoke oak staircase leads to the first and second floors, which offer 5 double bedrooms a bathroom and shower room. The master bedroom benefits from a generous walk-in wardrobe, while the contemporary bathroom and shower room are delightfully appointed with quality suites, including a feature freestanding bath.

To the front of the house there is off road parking for three cars and side access to the rear garden. Adjacent to the back of the property is a level lawned area and steps leading to a timber deck. The garden then rises into an attractive wooded area with a timber shed.

Features: \* Spacious family home \* Sought after location \* Five double bedrooms \* 2 Bath/shower rooms \* Farnham Furnishers kitchen \* Utility room and cloakroom w.c. \* 11.60m living/dining/kitchen \* Balance of 10 year New Build Guarantee \* Viewing advised



## Directions

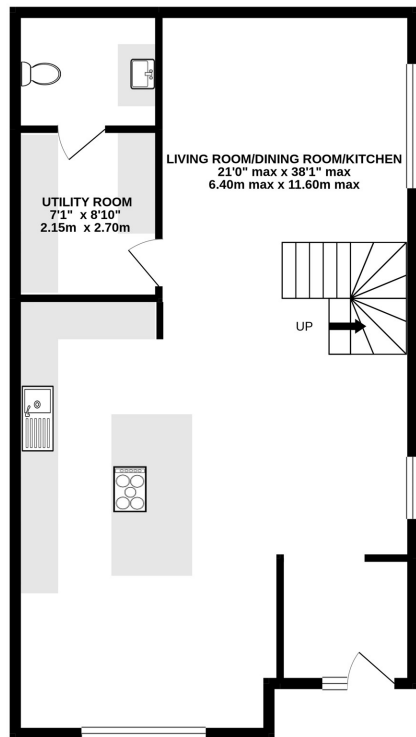
Sat Nav - GU10 4TU

## Local Authority

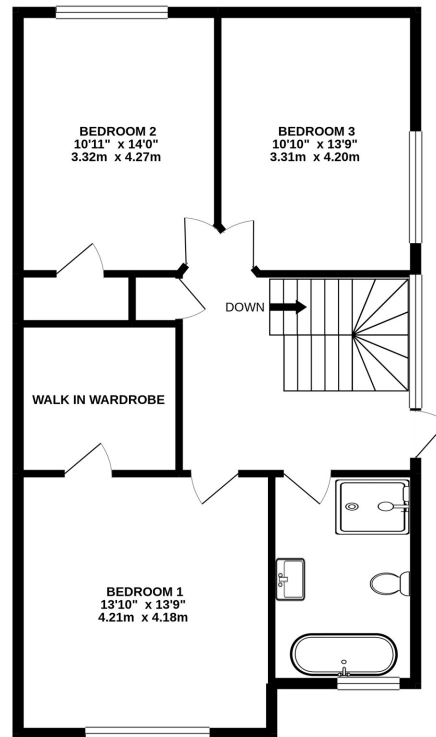
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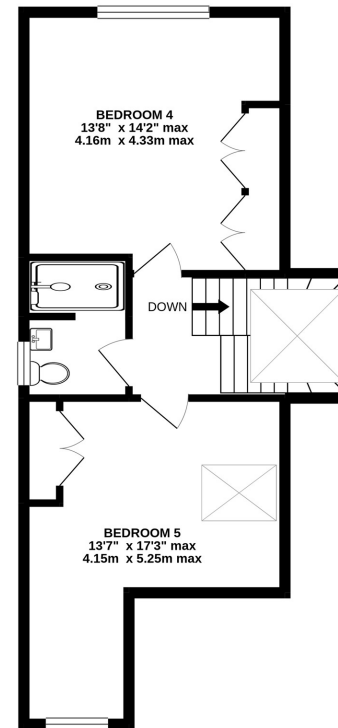
GROUND FLOOR  
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR  
780 sq.ft. (72.5 sq.m.) approx.



2ND FLOOR  
484 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 2043 sq.ft. (189.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Disclaimer: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.

