



Trispen, 17 Black Pond Lane, Lower Bourne, Farnham, Surrey. GU10 3NW.  
Guide Price £700,000



## Description

A beautifully reimagined and deceptively spacious four-bedroom bungalow, expertly transformed by the current owners into a striking, well-balanced family home. Set on a private and secluded plot, the property is discreetly positioned along one of Lower Bourne's most sought-after unmade roads. The accommodation is predominantly arranged over a single level, offering both practicality and style.

To the front, an impressive 18ft living room creates an inviting focal point, complete with a limestone gas fireplace. The stunning re-fitted Optiplan kitchen/breakfast room features elegant white shaker units, granite work surfaces, and a central breakfast bar—perfect for modern family living. Integrated appliances include a fridge, dishwasher, double oven, and hob, complemented by Karndean flooring and a separate utility room.



To the rear, the home truly opens up. A galleried dining room enjoys elevated views over the garden, flowing down into a striking vaulted family room with patio doors that seamlessly connect indoor and outdoor living. A versatile study offers flexibility as a fifth bedroom if required. All four bedrooms are generously proportioned, supported by a stylish re-fitted family bathroom and contemporary cloakroom.

Externally, the property continues to impress. A substantial block-paved driveway provides ample off-road parking, while the front garden is attractively arranged with split-level lawns and mature hedging. The rear garden is a standout feature—private, mature, and thoughtfully landscaped. A full-width split-level patio leads onto a large, level lawn, all enclosed by established trees and hedging, creating a perfect space for both entertaining and family life. There is a detached outside office which benefits from air conditioning and heating.



Location - Tucked away in the heart of Lower Bourne, this home enjoys the perfect balance of seclusion and convenience. Local shops, bus routes, and highly regarded schools are all within easy reach, while Farnham station lies approximately one mile away, offering excellent commuter links.

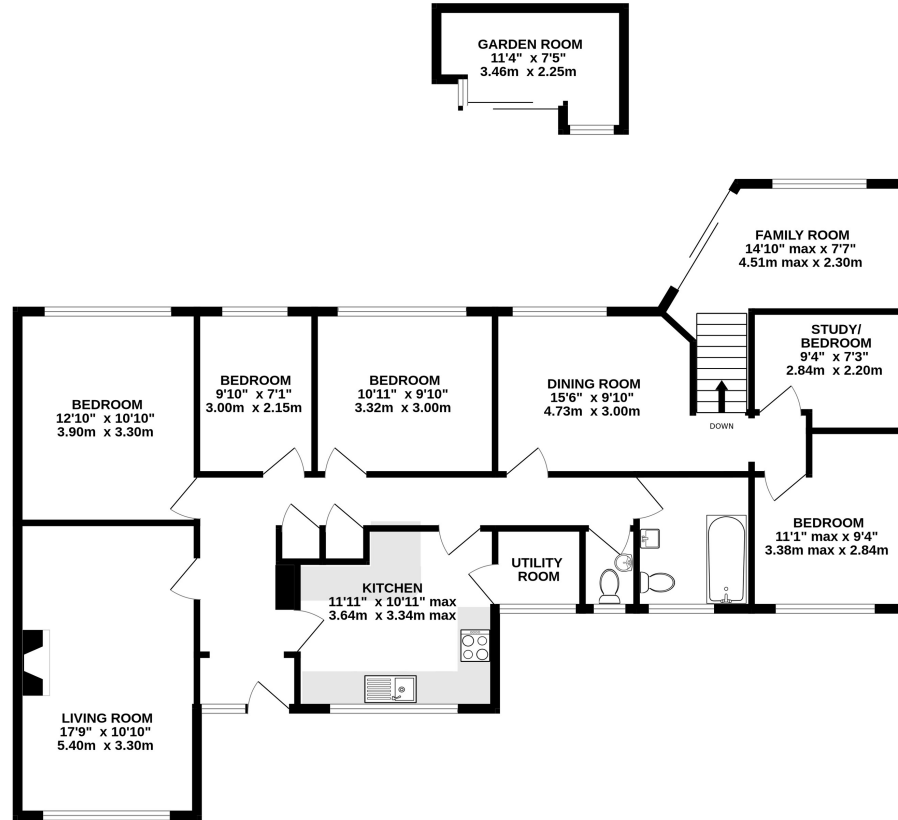
## Directions

SAT NAV - GU10 3NW

## Local Authority

Waverley  
Band E

1366 sq.ft. (126.9 sq.m.) approx.



TOTAL FLOOR AREA: 1366 sq.ft. (126.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		69	77
England, Scotland & Wales		EU Directive 2002/91/EC	

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Disclaimer: For clarification we wish to inform prospective purchasers/tenants 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.

