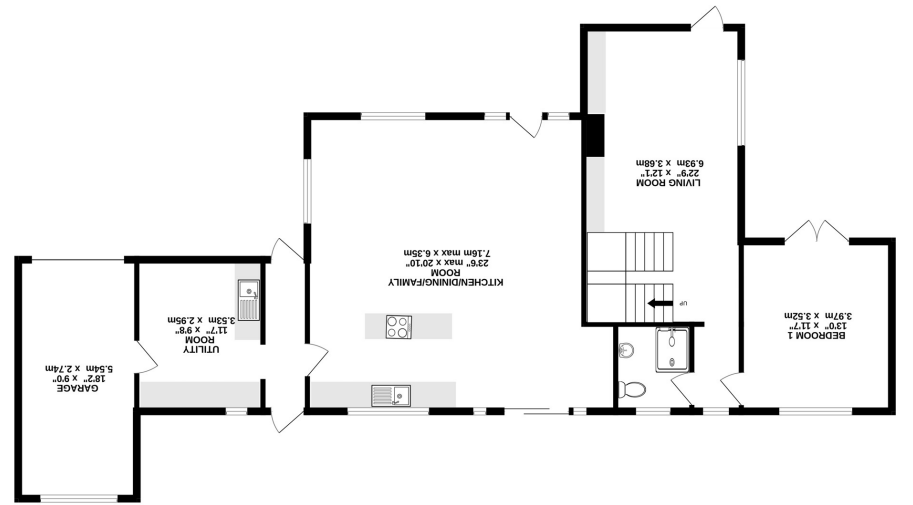
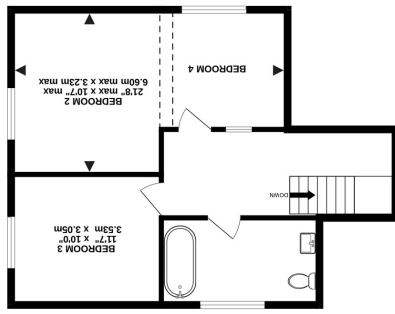


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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TOTAL FLOOR AREA: 1604sq.ft. (149.0 sq.m.) approx.  
FLOOR AREA EXCLUDING GARAGE



GROUND FLOOR



1ST FLOOR

England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92+)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Not energy efficient - higher running costs	
Current	49
Potential	72





### Description

Situated in a delightful, elevated and peaceful setting in the Bourne Valley. Lower Bourne is close by and provides for everyday needs including a local shop, chemist, Post Office and village green with tennis courts. Further shopping, recreational and cultural pursuits are available in both the Georgian town of Farnham and the nearby county town of Guildford. Farnham mainline station provides trains to London Waterloo from 53 minutes. The A31 provides swift access to the A3, M3, M25 and the national motorway network as well as both Heathrow, Gatwick and Southampton airports. There are a number of good schools in the area including The Bourne (Infant) School, St. Polycarps, South Farnham Middle School, Edgeborough, Frensham Heights and Charterhouse. Lower Bourne is situated near some delightful countryside with good walking and riding. There is a good selection of golf courses in the area, sailing is available locally on Frensham Ponds and there is tennis at The Bourne Club.



Features - \* Detached family home \* Lovely plot approaching half an acre \* 3/4 Bedrooms \* 2 Bath/shower rooms \* Impressive Kitchen/dining zone \* Living room overlooking garden \* Potential for extension, subject to planning \* Premier location \* Planning granted to convert the garage into a home office \* Viewing advised

Material Information - Good mobile signal likely with all providers. Superfast broadband available. By subdividing one of the 1st floor bedrooms back to how it was you can go from 3 beds to 4 beds with ease. Oil fired central heating, mains drainage and electric, cedar tiles to roof, cavity wall to ground floor, block and render to first floor, EV charging point, built 1960, WA2022/02463 (permission for change of use to garage to home office and utility room and solar panels. Situated on a private road, covenant about running a business on site and easement for Pinewood in Pine Ridge Drive to access manhole in front garden (next to boundary fence).



### Directions

Sat Nav - GU10 3JL

### Local Authority

Waverley  
Band G

