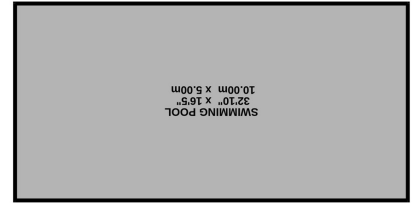
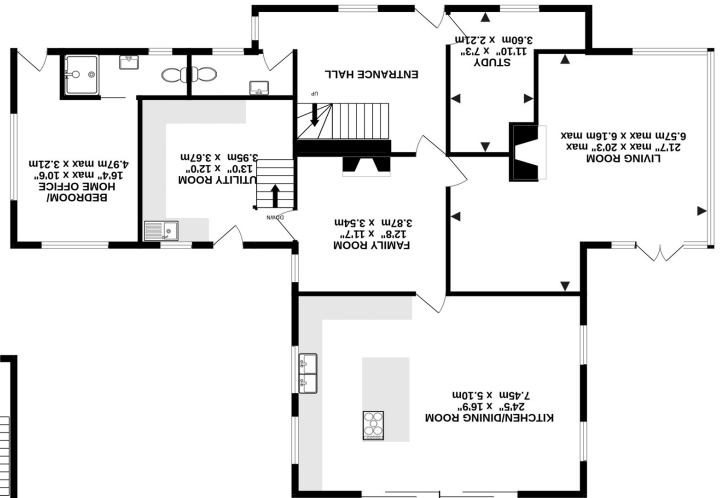
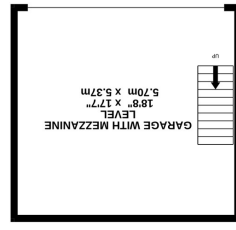
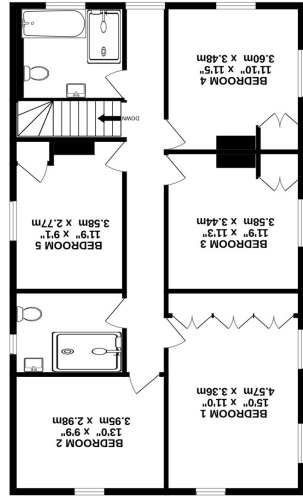


Disclaimer: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings. As to their operability or efficiency can be given. Made with Meropix ©2023

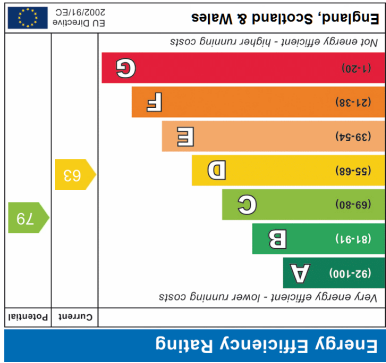
prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee or mis-statement. This plan is for illustrative purposes only and should be used as such by any omission or mis-statement. Rooms and any other items are approximate and no responsibility is taken for any error. What 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.

TOTAL FLOOR AREA : 2806 sq.ft. (260.7 sq.m.) approx.



1ST FLOOR  
962 sq.ft. (89.3 sq.m.) approx.

GROUND FLOOR  
1845 sq.ft. (171.4 sq.m.) approx.



Lodge Hill Cottage, 47 Lodge Hill Road, Lower Bourne, FARNHAM, Surrey. GU10 3RD.  
Guide Price £1,500,000



### Description

A substantial, detached family home situated in a well established residential road with a pleasing blend of detached homes in a very popular residential area on the south side of Farnham. Just a short drive from the town's elegant Georgian centre and mainline station, which offers a fast, regular service through to Waterloo. The nearby South Farnham Infant School and Bourne Green are only a few minutes walk away.

Key Features \* Period, family house \* 6 Bedrooms \* 3 Bath/shower rooms \* Impressive kitchen/breakfast/family room \* Sitting room with open fire \* Study & utility room \* Double garage with hobbies room over \* Secluded plot of circa 0.30 acres \* Heated outdoor swimming pool \* Walking of The Bourne Green

Lodge Hill Cottage offers easy and flexible accommodation ideal for a growing family and retains many period features throughout the house. The property has a light and airy feel and the current owners have made many improvements in their ownership that may be only fully appreciated by an internal inspection, which is highly recommended. In all this is an attractive period house tucked out of the way in this highly requested location in Lower Bourne.



The grounds extend to circa 0.30 acres and the property is approached via automated double timber gates; there are mature trees and shrubs on the boundaries giving privacy and seclusion. There is a long shared driveway for just numbers 47 and 47a coming off Lodge Hill Road, giving parking for 3 cars and leading up to a detached double garage with up and over door. The garage benefits from storage on both the first and second floor. To one side of the house is a private area mainly laid to lawn with mature shrubs and trees. There is a large decking area which adjoins the back of the house ideal for entertaining and relaxing with steps leading down to an outdoor heated swimming pool.

Agent's Notes: Planning Application WA/2023/00076 - Valid From 16/01/2023. For Erection Of Extensions And Alterations To Outbuilding To Form A New Dwelling (Revision Of Wa/2022/00140). This is located off the back of the double garage for number 47.

### Directions

SAT NAV - GU10 3RD

### Local Authority

Waverley  
Band G

