



Robinsoak, 87 Middle Bourne Lane, Lower Bourne, Farnham, Surrey. GU10 3NJ.
OIEO £800,000



Description

Robinsoak is a well presented and spaciouly designed 'colt' (timber construction), detached bungalow built in 1966 and offers tremendous scope and potential. The property occupies a commanding, elevated position within a beautiful established plot of approx 0.36 acres offering privacy and seclusion. The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many cafes, restaurants and shops. There is a Sainsburys, Waitrose, leisure centre and Farnham's historical deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking, riding and cycling. There is an excellent choice of both state and private schools in the area including Waverley Abbey, Bourne and South Farnham School, Weydon Secondary School, Edgeborough, Frensham Heights and Barfield.

Star Points - * 4 bedrooms * 2 Bath/shower rooms * 2 reception areas * Kitchen/breakfast room * GIA 1,990 sqft * double garage * driveway and car port * lovely views



To the front there is a driveway providing parking and turning for several vehicles, inturn leading to a DETACHED DOUBLE GARAGE with electric up and over door. Car port to the side. Steps give rise to an attractive mature front garden with ornate garden pond, mature flower and shrub borders. There is a decked verandah with Wisteria, providing a wonderful southerly aspect and distant views, ideal for alfresco dining.

Material Information - Good mobile coverage. Ultrafast broadband available. Mains services including telephone, water, drainage, gas and electric. Colt bungalow, hence timber framed and timber clad. Gas fired warm air heating. 2 Tree Preservations on the shared boundary.

Directions

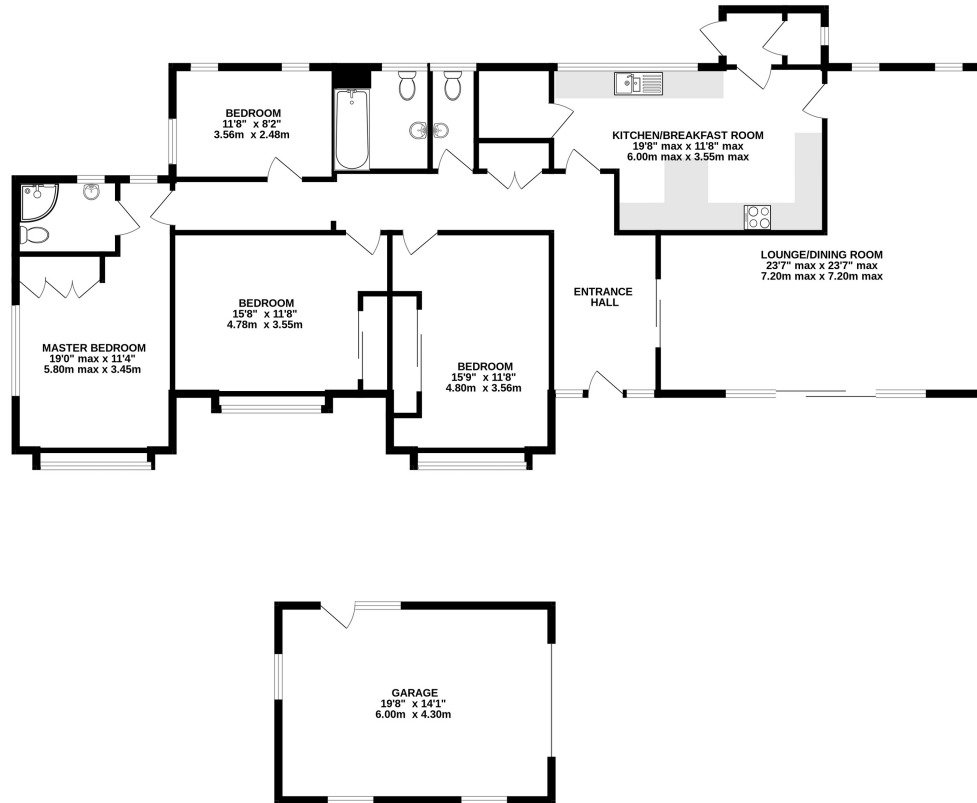
Leave Farnham via the A287 Firgrove Hill. At the traffic lights and main crossroads, go straight across and take the second turning right into Middle Bourne Lane. The property can be found along on the right hand side.

Local Authority

Waverley
Band G



1990 sq.ft. (184.9 sq.m.) approx.



TOTAL FLOOR AREA: 1990 sq.ft. (184.9 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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		55	72
England, Scotland & Wales		EU Directive 2002/91/EC	

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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.

