



Cockpit House, 17 Frensham Road, Lower Bourne, Farnham, Surrey. GU9 8HF.
OIEO £950,000

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Description

This superb home of approximately 1,651 sq.ft., built to a high specification, offers a fantastic opportunity for families wishing to live in this highly regarded area on the south side of Farnham, within walking distance of South Farnham Infants School. Ready access is available to large areas of unspoilt countryside and National Trust land including Frensham Common and Ponds, while being only 1.2 miles from Farnham's elegant Georgian town centre and mainline station, with a regular service to Waterloo.



The accommodation includes: 3 bedrooms, luxury bathroom and en-suite facilities, spacious lounge/dining room, high specification open-plan kitchen, wide glass-fronted south-facing balcony, utility & boot room, driveway parking, large private rear patio, mainly wooded garden (some trees subject to TPOs), all main services, underfloor heating with linked Megaflow system.

Directions

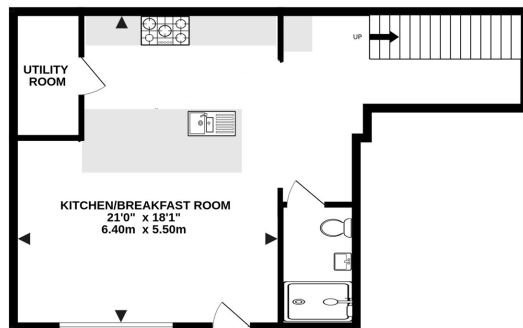
SAT NAV - GU9 8HF. Proceed out of Farnham up Firgrove Hill and at the traffic lights proceed straight across. Follow the road down the hill into Lower Bourne and the entrance to the property is just before the turning on the left into Stream Farm Close.

Local Authority

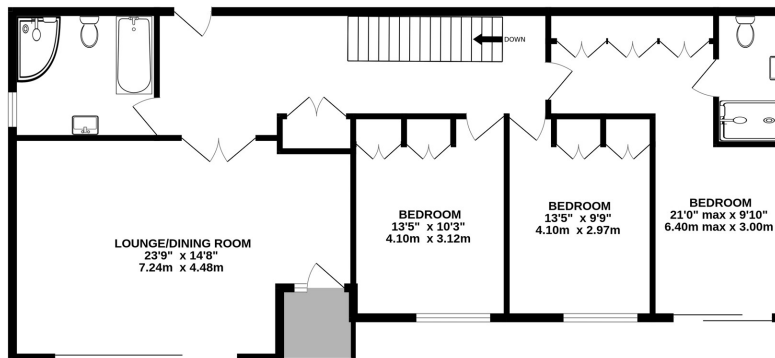
Waverley
Band G



GROUND FLOOR
555 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
1096 sq.ft. (101.8 sq.m.) approx.



TOTAL FLOOR AREA : 1651 sq.ft. (153.4 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+)	87	91
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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