

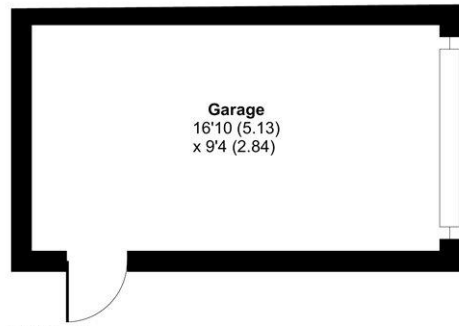


Kiln Lane, Lower Bourne, Farnham, Surrey, GU10 3LS



ACCOMMODATION

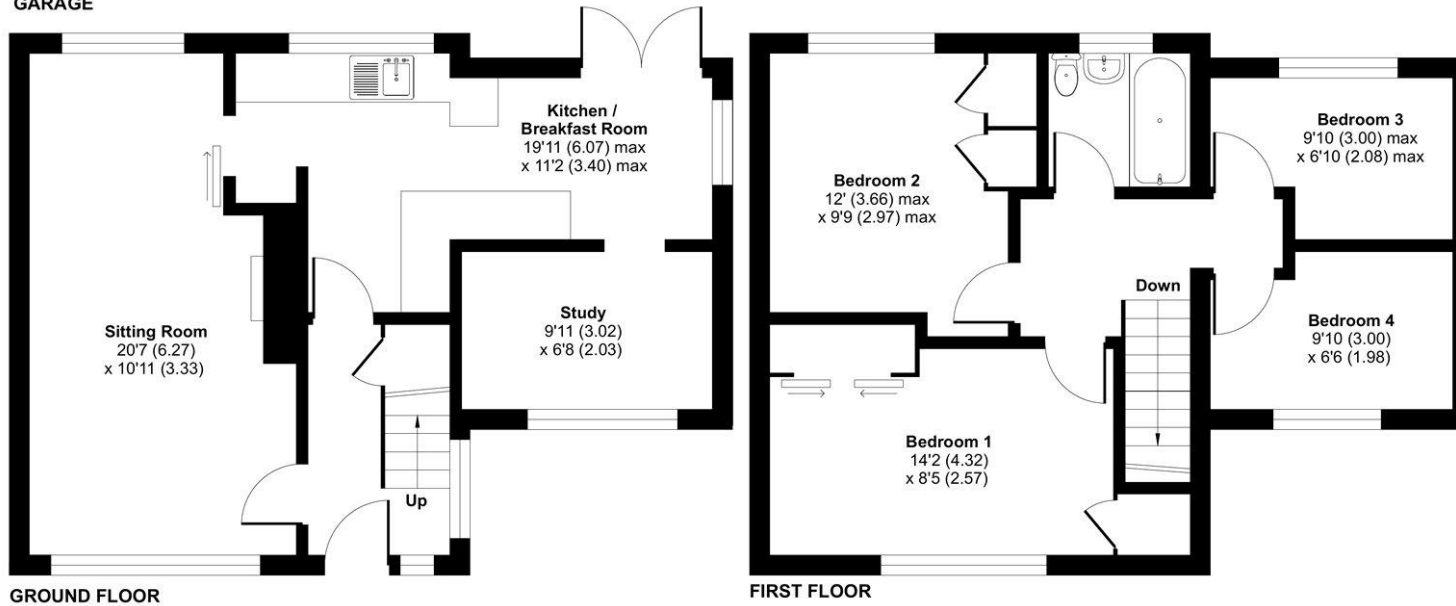
Located within a highly desirable location in Lower Bourne is this bright and airy semi-detached family home. The property is conveniently located within walking distance to some of the area's most sought after schools, walks and local amenities. The property has planning permission granted for a single storey side extension to create a downstairs shower room and comes with a small strip located next to the stream. Upon entering the property, you are greeted via a spacious entrance hall with under stairs cupboard. There is a large front to back living room with double aspect, log burner and views over the front and rear garden. The property has been extended which has created a beautiful kitchen/dining room across the back of the property with access through to the study. On the first floor there are four bedrooms suited by a family bathroom. Externally to the front of the property the garden is mainly laid to lawn enclosed by mature hedging with paving stones leading to the front door and side gate. The rear garden is Westerly facing and private offering a fantastic space to enjoy throughout the year. The garden is mainly laid to lawn and enclosed by wooden fencing. At the back of the garden there is driveway parking which leads to a single detached garage.



Approximate Area = 1012 sq ft / 94 sq m
 Garage = 157 sq ft / 14.5 sq m
 Total = 1169 sq ft / 108.5 sq m
 For identification only - Not to scale



GARAGE



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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecon 2024. Produced for Charters Estate Agents Limited. REF: 1122746



SITUATION

The road sits within half mile of the highly regarded area of Lower Bourne which is located to the south of Farnham. The village of Lower Bourne has a convenience store, florist, hairdressers, veterinary, public house, church and village green with popular tennis and cricket clubs and playground. Lower Bourne benefits from a pre-school nursery and the outstanding South Farnham School.

Farnham train station is 1.6 miles away with links to London Waterloo. Also close by is the high performing Weydon Secondary School and an excellent choice of private schools including, Frensham Heights, More House and Edgeborough Prep School. Nearby there are Frensham Ponds and Bourne Woods, which are ideal for walking, running, fishing, cycling and riding. Access to the M3 can be gained via the A331 and the A3 can be joined at Guildford via the A31.



SPECIFICATION

- Four bedrooms
- Living room with log burner
- Kitchen/dining room
- Planning permission for a single storey extension
- Driveway with single garage
- Popular location for schools

LOCAL AUTHORITY

Waverley Borough Council
Tax Band E

GUIDE PRICE

Asking Price £650,000

TENURE

Freehold