



A well-presented generous family home with flexible accommodation

Black Pond Lane, Lower Bourne, Farnham, Surrey, GU10

£2,500 pcm plus fees apply, Part Furnished, Unfurnished
Available from 09.12.2019



Detached • Family Home • Five Bedrooms • Quiet Location
• Built-in Storage • Large Garden • Off Street Parking • Double
Garage

Local Information

The property is situated in a sought after setting in The Bourne Valley. Lower Bourne is within walking distance (0.2 mile) and provides for everyday needs including local shops, a chemist and Post Office, Village School and recreational grounds. 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 Heathrow, Gatwick and Southampton airports. There are a number of good schools in the area including; The Bourne Primary, South Farnham School, Weydon, Edgeborough, Frensham Heights & Charterhouse. Lower Bourne is situated near some delightful countryside with good walking and riding. There are a good selection of golf courses in the area, whilst sailing is available locally on Frensham Ponds, and there is tennis at The Bourne Club.

About this property

A well-presented generous family home with flexible accommodation, located in a quiet residential lane.

The property itself includes three main reception rooms, in addition to a large open kitchen, sun room, study, separate breakfast room, utility room and downstairs cloakroom. Furthermore, there are five double bedrooms in total upstairs, all of which are light and spacious and one with en-suite, as well as a family bathroom with walk-in shower off the stairs landing.

With an elevated position, this house has large gardens to both the front and the rear, and also includes off street parking next to the double garage.

Furnishing

Part Furnished, Unfurnished

Local Authority

Waverley Borough Council,
Godalming

Energy Performance

EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Farnham Lettings Office.
Telephone: +44 (0) 1252 729 003.





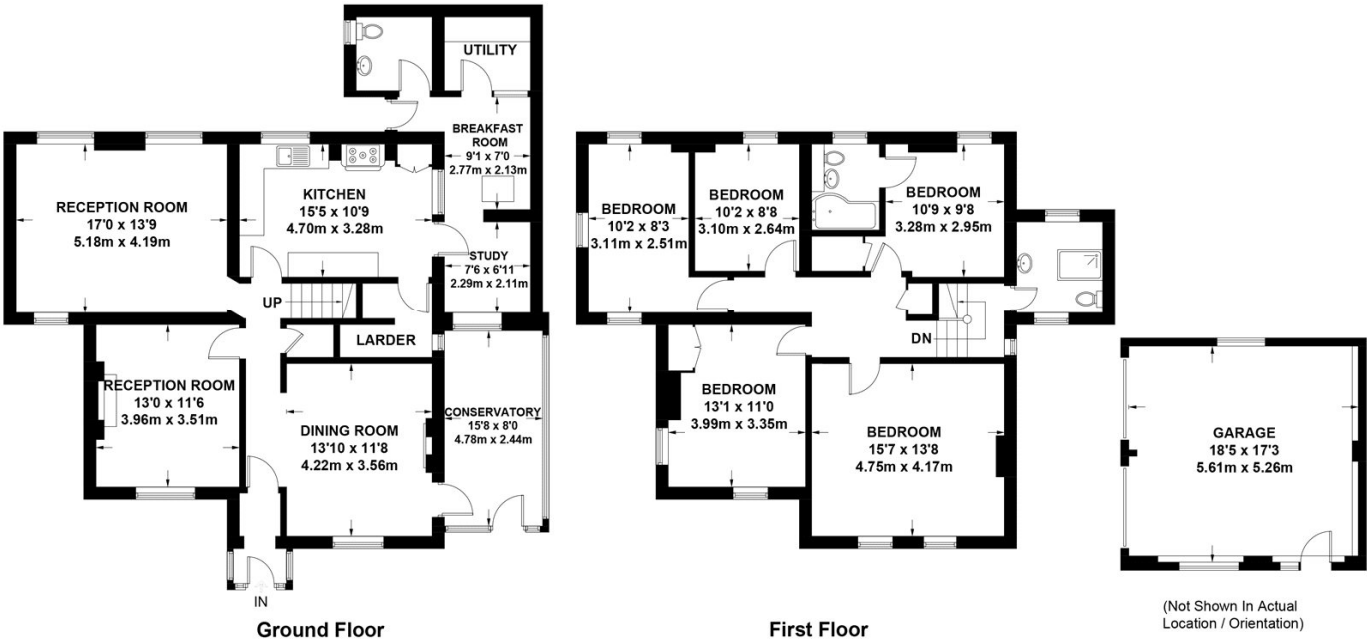
Black Pond Lane, Lower Bourne, Farnham, Surrey, GU10
Gross Internal Area 2556 sq ft, 237.5 m²

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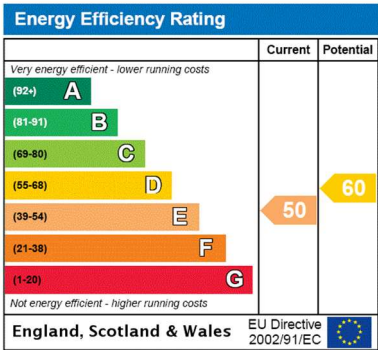
Black Pond Lane

Approximate Gross Internal Area = 208.1 sq m / 2240 sq ft
Garage = 29.4 sq m / 316 sq ft
Total = 237.5 sq m / 2556 sq ft



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.



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*There are different rules and fees for different tenancy types. For details of our fees and charges go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20191003CHDV

