



WONDERFULLY APPOINTED FAMILY HOME IN PRIME SOUTH FARNHAM VILLAGE

BURNT HILL ROAD, LOWER BOURNE, FARNHAM

Freehold

savills

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Entrance hall ♦ sitting room ♦ open plan kitchen/breakfast room & dining room ♦ utility ♦ conservatory ♦ ground floor shower room ♦ 4 bedrooms ♦ upstairs bathroom ♦ garden ♦ double garage & driveway

Situation

Farnham station 1.4 miles (2.3 km), Farnham town centre 1.8 miles (2.89 km), A31 1.5 miles (2.3 km), Guildford 13 miles (20.1 km), London 46.1 miles (74.19 km). All distances are approximate.

The property is superbly situated in the sought after location of Lower Bourne, providing everyday needs including a local shop/Post Office, chemist, florist, public house, cricket pitch, tennis courts and playground. Further shopping, restaurants, recreational and cultural pursuits are available in Farnham.

The Georgian market town of Farnham provides a broad selection of amenities, shops, restaurants and a sports centre. A greater choice of shopping, recreational and cultural pursuits are available at the county town of Guildford. There is a mainline station with fast trains to London Waterloo at Farnham taking from 55 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 schools in the area including Farnham Infant, South Farnham School, Weydon, Edgeborough, Frensham Heights and Charterhouse.

Lower Bourne is situated near some delightful woodland and countryside directly accessible from the property. Also nearby to explore is Alice Holt Forest, the Bourne Woods and Frensham Common Great and Little Ponds, all providing walking, riding and cycling opportunities.

Directions

From Farnham head south on the A287, up Firgrove Hill, proceed straight over the traffic lights and continue past The Bourne Tennis Club. At the Lower Bourne cross roads, turn right into Burnt Hill Road. 110 will be found on the left hand side after approximately 150 metres.

Description

110 Burnt Hill Road is a very generous sunny family house entered via bright entrance hallway. The sitting room enjoys dual aspect views and access out to the garden. The rest of the ground floor accommodation is flexible and engaging through the open plan arrangement between the kitchen/breakfast room, dining room and conservatory, perfect for family living. The kitchen is smartly arranged with a central island and there is also a handy utility room with access out to the



rear of the property. The kitchen/breakfast room and dining room are bright spaces thanks to the conservatory and enjoy south facing views out to the garden. The ground floor also comprises of two bedrooms and a shower room and there is storage beneath the stairs. On the first floor there are two bedrooms with built in wardrobes, accompanied by a family bathroom. Within the eaves of the first floor is good storage space.

Garden and Grounds

The driveway of the property is a good size allowing space for parking and access to the double garages. The front garden is bordered by mature hedging creating a natural screen from the road.

The rear garden is a particular feature of the property. Facing south and west, the garden wraps around the side of the property with an area of lawn this is edged by well stocked flower beds and trees and there is also a paved terrace area which can be accessed directly from the house via the sitting room and conservatory. There is also an area of terraced and raised garden including a greenhouse, all of which is used as a vegetable and herb garden.

Tenure: Freehold

Services: Mains gas, electricity and water. Mains drainage. Gas fired central heating.

Postal Address: 110 Burnt Hill Road, Lower Bourne, Farnham, Surrey, GU10 3LJ

Local Authority: Waverley Borough Council 01483 523333

Fixtures & Fittings

All fitted carpets, curtains and light fittings are included. Garden statuary is specifically excluded from the sale but may be available by separate negotiation.

Viewing:

Strictly by appointment with Savills



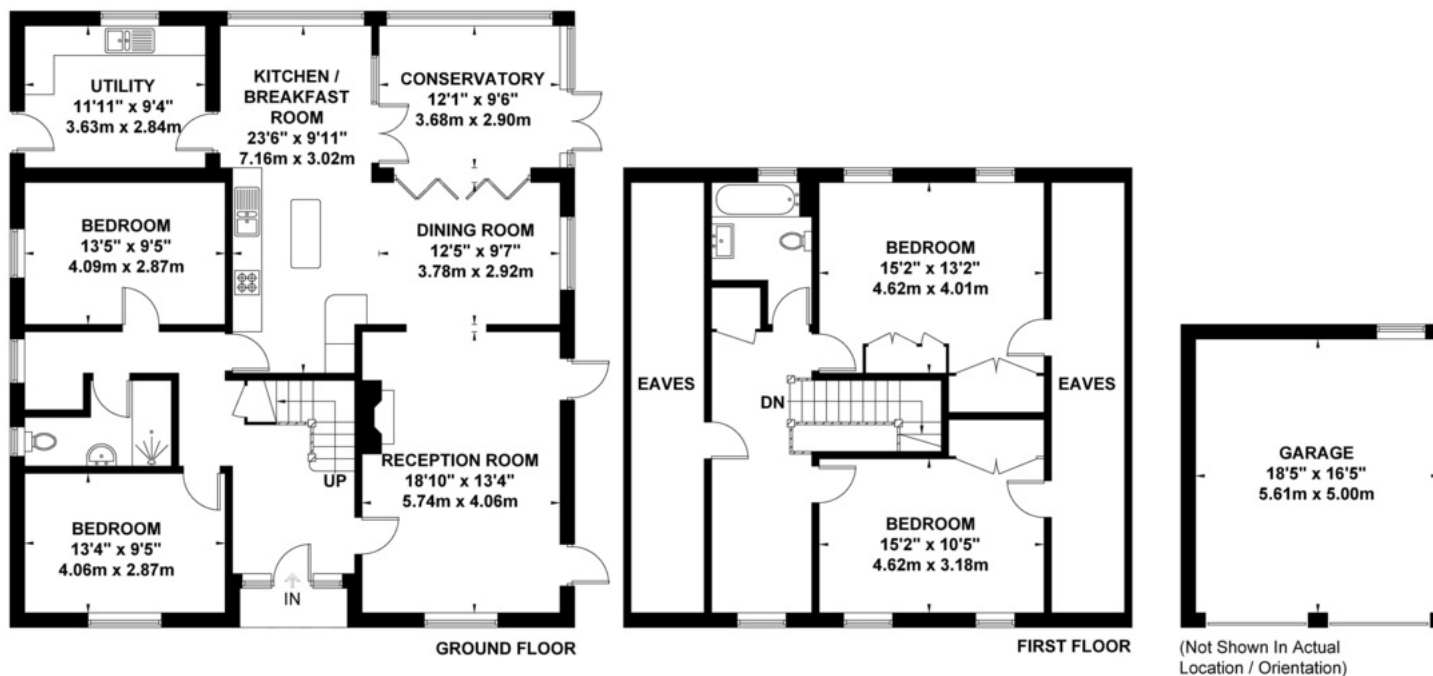
Burnt Hill Road, Farnham

Approximate Gross Internal Area = 189.1 sq m / 2035 sq f

Eaves = 26.4 sq m / 284 sq ft

Outbuilding = 28 sq m / 301 sq ft

Total = 243.5 sq m / 2620 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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