



Modern home in a sought after location

Upper Bourne Lane, Farnham GU10 4RQ

Freehold



Reception room • Study • Family kitchen • Master bedroom with walk in wardrobe and en suite • Two further bedrooms • Family bathroom • Driveway & integral garage • Terrace garden

Local information

Upper Bourne Lane is tucked away in the popular area of Boundstone, located between Lower Bourne and Rowledge. There are local shops and amenities for everyday needs along with a church, primary school in nearby Rowledge and there is a doctors' surgery in Boundstone. 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. The A31, A331 and A3 all provide swift access to the M25 and the national motorway network, as well as Heathrow, Gatwick and Southampton airports. Farnham mainline train station provides trains to London Waterloo from 53 minutes. There are a number schools in the area including St Peters Primary, South Farnham School, Weydon School, Edgeborough and Frensham Heights. There is delightful countryside to explore including Alice Holt Forest, the Bourne Woods and Frensham Common all providing walking, riding and cycling opportunities. There are a good selection of golf courses in the area, tennis at The Bourne Club and sailing nearby at Frensham Ponds.

About this property

Lingwood is a unique home created by the current owners with attractive exterior cladding and has cleverly arranged

accommodation. The entrance hall provides for a cloakroom and gives access into the integral garage. Stairs lead up to a comfortable reception room with Juliette balcony and an adjoining study. The family kitchen with dining space has bi fold doors out to the garden terrace. The kitchen fitted in a contemporary style with breakfast bar seating and built in appliances. There is also a utility room and cloakroom. On the second level the master bedroom has a walk in wardrobe and en suite shower room. This room also benefits from direct access to the terraced garden. There are an additional two bedrooms with skylights, floor to ceiling windows and built in wardrobes. These bedrooms are served by a family bathroom. Outside Lingwood has a driveway providing parking and access in to the garage. The garden has been cleverly arranged in to levels of terraced gardens taking full advantage of its south facing position.

Tenure

Freehold

Local Authority

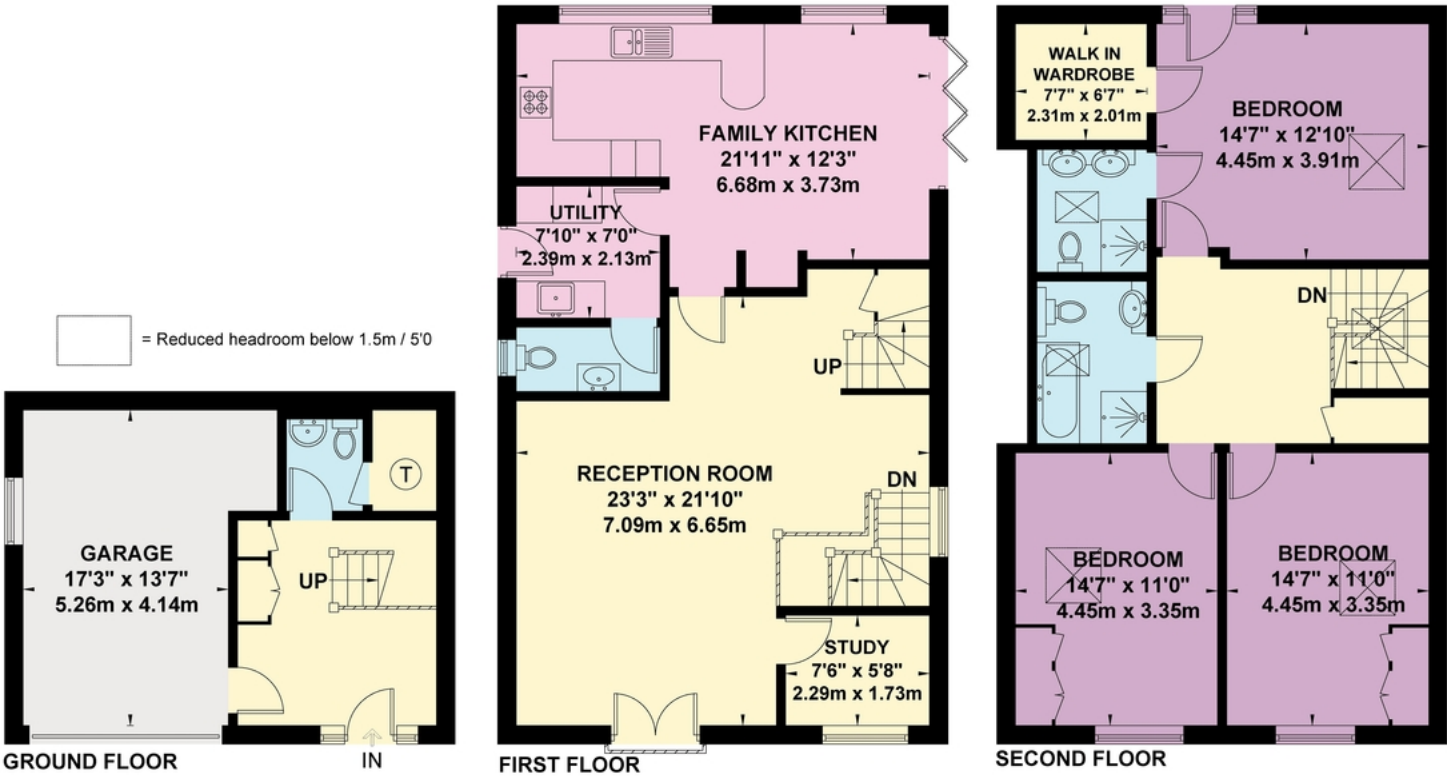
Waverley Borough Council

Viewing

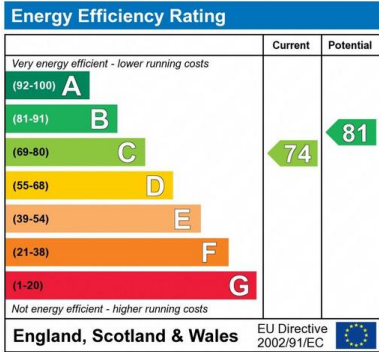
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