



Magnificent Wing of a Victorian Gothic Country House

Longdown Road, Lower Bourne, Farnham GU10 3JS

Freehold



Enchanting Gothic character features • Drawing room • Sitting room • Dining room • Master en suite & two further bedrooms • South facing garden • Driveway

Local information

Pine Ridge is located in a highly sought after South Farnham location of Lower Bourne. At the centre of Lower Bourne is a shop, with post office, pharmacy, public house and The Bourne Recreation Ground. The nearby, handsome Georgian market town of Farnham, which is less than 4 miles away, offers an extensive range of shops, restaurants, boutiques, coffee shops and supermarkets, including Waitrose. The A31, A331 and A3 all provide swift access to the M25 and the national motorway network. Farnham mainline train station provides direct trains to London Waterloo (from 53 minutes). There are a number of schools in the area, including South Farnham Infants, Weydon School, South Farnham Junior School, Edgeborough, Moor House and Frensham Heights. Farnham has some wonderful countryside nearby including Farnham Park, Alice Holt Forest, Frensham Common (National Trust) and Frensham Great and Little Pond, providing excellent opportunities for walking and cycling.

About this property

Pine Ridge is a magnificent wing of a Victorian Gothic Country House built in 1879. Pine Ridge is a unique property with classical Gothic characteristics which include, a steeply pitched slate roof with fleur de lys ridge cresting, painted brick elevations, stepped gabled parapets with stone capping and finials, narrow lancet windows and mullioned windows. Pine Ridge is included

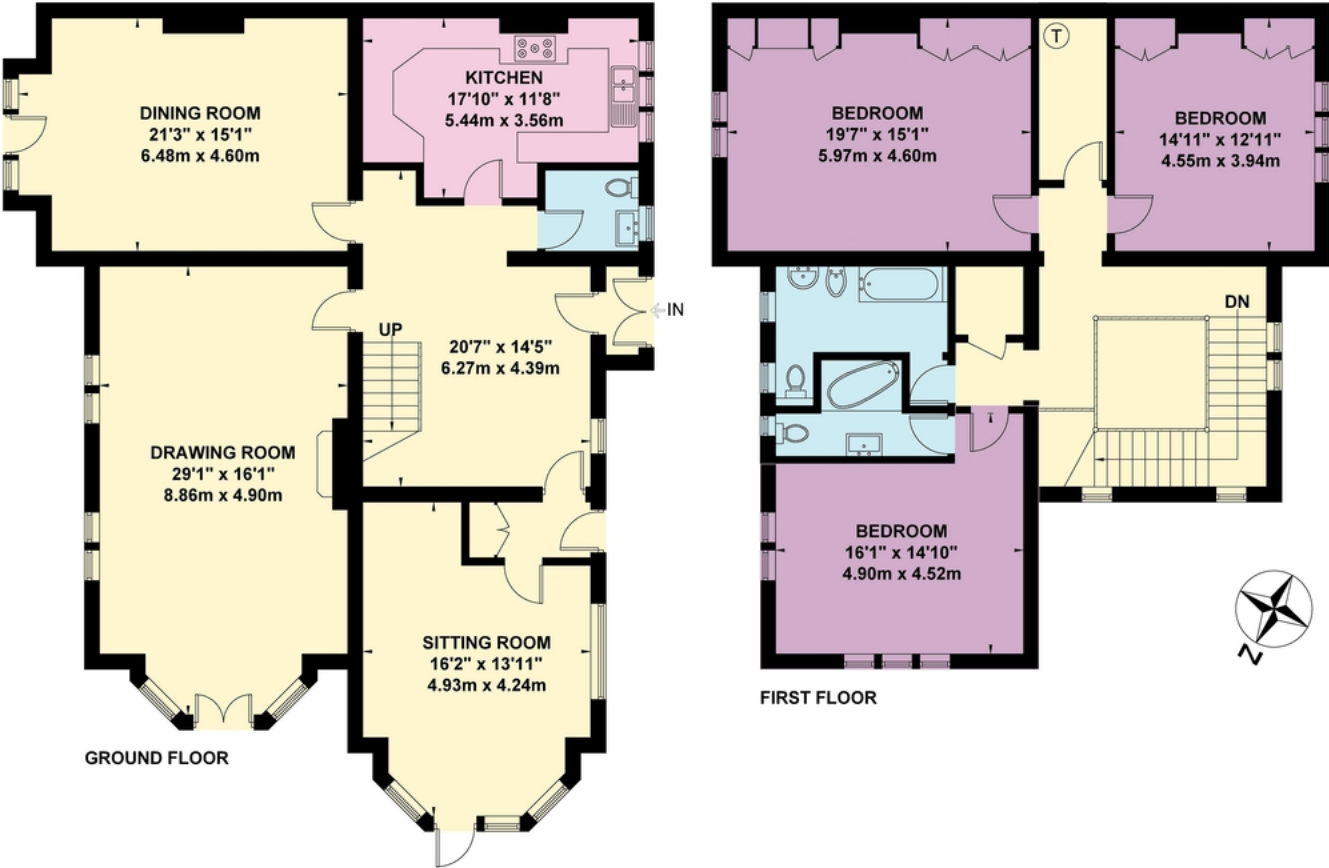
within Waverley Borough Council's List of Buildings of Local Architectural or Historic Interest in Farnham and provides a magical opportunity for renovation and improvement to make an outstanding home. The ground floor is entered into via an arched oak door into an impressive entrance hall with a Victorian encaustic tile floor, cloakroom and a grand quarter-turn staircase. There is an impressive drawing and sitting room with incredible ceiling heights, tall sash windows and decorative cornicing. Both with double aspect southerly views across the garden and tree tops beyond, with bay shaped window with doors out to the garden. The drawing room additionally has an open fireplace with a decorative stone fire surround. The kitchen is smartly fitted with up to date cabinetry and granite works tops and has a decorative encaustic tile floor. There is also a dining room with box bay end with access out to the garden. Upstairs provides for three bedrooms (one en suite) and a family bathroom.

Gardens and Grounds

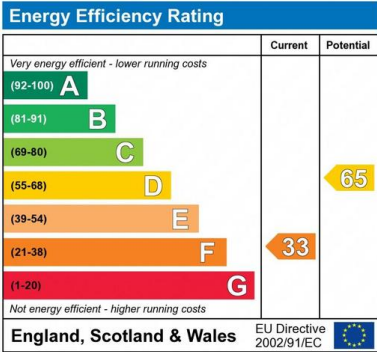
Pine Ridge is accessed via a generous driveway and front garden which is planted with a mix of mature shrubs. The rear garden is south facing, mainly laid to lawn with an impressive array of mature trees and planting, a green house and summer house. From the garden a small path leads into an area of private woodland and you can enjoy south facing tree top views across the Bourne Valley.







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