



# Family home in a sought after position

Latchwood Lane, Lower Bourne, Farnham, GU10 3HB

Freehold





Entrance hall • Living Room • Sitting Room • Kitchen • master bedroom with en suite • Three further bedrooms (one en suite) • Family bathroom • Garage • Store room • Garden • Driveway

### Location

Latchwood Lane is located in a sought after South Farnham location in The Bourne. At the centre of Lower Bourne is a shop, with post office, pharmacy, public house and The Bourne Recreation Ground. Directly accessible from Rose Cottage are walks into the Bourne Woods.

Farnham has further wonderful countryside nearby including Alice Holt Forest, Frensham Great and Little Pond, providing excellent opportunities for walking and cycling.

Farnham has a handsome Georgian market town centre which is less than four miles away and has an extensive range of eateries including, Cote and Gail's Bakery, along with a variety of branded and independent shops, coffee shops and supermarkets, including Waitrose.

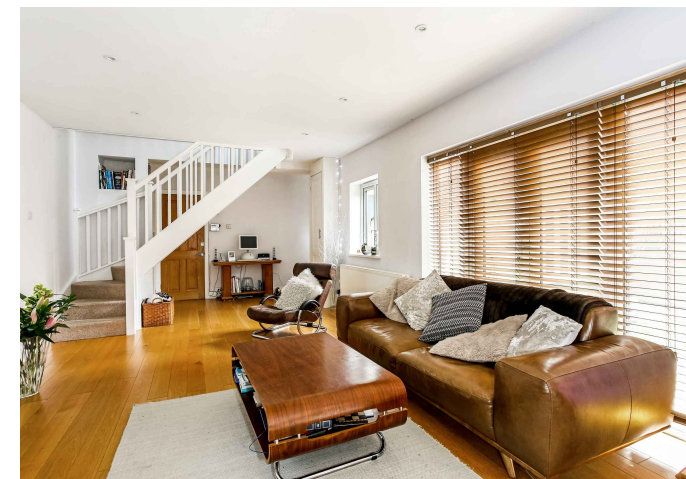
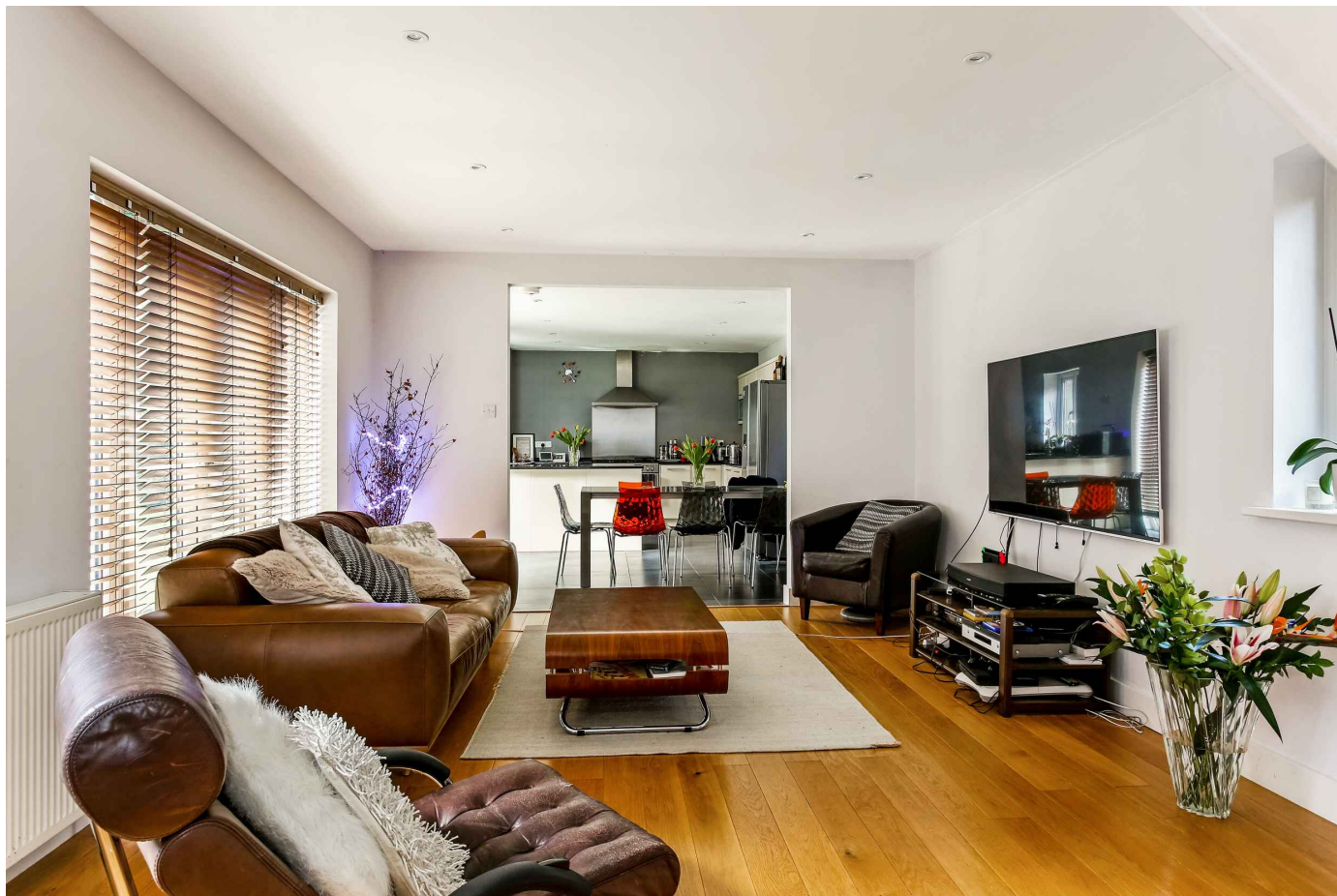
The A31, A331 and A3 all provide swift access to the M25 and the national motorway network. Farnham's mainline train station is just 1.6 miles away and provides direct trains to London Waterloo (from 53 minutes). There are a number of schools in the area, including South Farnham Infants, Weydon School, South Farnham Junior School, Edgeborough, More House and Frensham Heights.

### Description

Rose Cottage is a detached family home, understood to have originally been built in 1880 with later additions to provide flexible family accommodation. The ground floor has a front door at the centre with open plan living accessible from either side. These open plan areas comprises a family room connected to a dining area and kitchen and a 23 ft sitting room with feature exposed brick chimney wall with a log burner. Within the ground floor there is also a utility/cloak room and a study.

The first floor accommodates a master bedroom with an en suite bathroom. There are an additional three bedrooms, one with an en suite shower room and the rest served by a family bathroom.

Rose Cottage is approached by a drive providing space for parking and access to the garage which is attached to the house. There is a west facing garden at the front of the house which is laid to lawn with a terrace area. The terrace continues round to the rear of the property where there is an additional terrace and raised area of garden where there is an outside store.







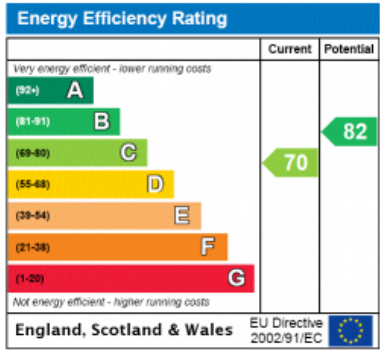


Approximate Area = 202.5 sq m / 2180 sq ft  
Garage = 28.8 sq m / 310 sq ft  
Store = 4.8 sq m / 52 sq ft  
Total = 236.1 sq m / 2542 sq ft  
Including Limited Use Area (0.8 sq m / 9 sq ft)  
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