



Attractive house in a secluded private setting

The Spinney, Pine Ridge Drive, Lower Bourne, Farnham GU10 3JW

Freehold



Located on a private road • Living room • Family kitchen & utility room • Four double bedrooms (one en suite) • Gated driveway • Garage • Garden with direct access into woods

Local information

The Spinney is located on Pine Ridge Drive, one of Farnham's most sought after streets in the secluded setting of the Bourne Valley and is a well presented and maintained private drive.

Lower Bourne is within half a mile and provides for everyday needs including 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 1.5 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, Bourne Woods, Alice Holt Forest, Frensham Common (National Trust) and Frensham Great and Little Ponds, providing excellent opportunities for walking, cycling and sailing.

About this property

The Spinney is an attractive, detached single storey property with brick elevations, beneath a slate roof and benefits from double glazed windows. The property offers excellent lateral space with a generous,

welcoming reception hall and wide bright sitting room with feature fireplace.

There is a spacious open plan family kitchen with windows to the front and rear. The kitchen is fitted with a smart range of units with granite work tops and a range oven. There is a breakfast bar at one end and space for dining at the other where there are wide sliding doors giving access to a rear outdoor seating area. From the kitchen there is access to the rear of the property, a smart utility room and a cloakroom.

There are four double bedrooms, three of which have built in double wardrobes, and two bathrooms with the principal bedroom benefiting from an en suite bathroom.

Outside, the garden is enclosed by a Beech hedge and is mostly lawn which wraps around the house on two sides. There is an area of terrace on the western edge, perfect for entertaining and a gate into the public woods at the rear, ideal for dog walking. Off street parking is provided on the gated driveway featuring electric gates and additionally within the detached purpose built oak clad garage. There remains potential (subject to planning) to extend the house into the loft space or create a full second level if required.

Services; Mains gas, electricity and water. Gas fired central heating. Megaflow pressurised water system. Private drainage.





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Gross internal area (approx) 1,752 sq ft / 163 sq m

Outbuildings 234 sq ft / 22 sq m

Total 1,986 sq ft / 185 sq m



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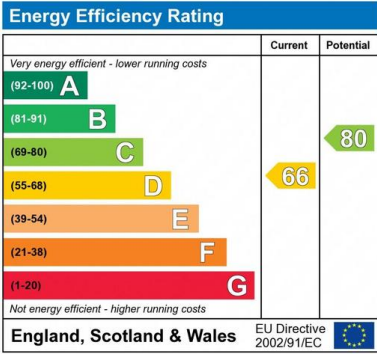


Ground Floor

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