



Substantial Arts & Crafts house in a private location

Gong Hill Drive, Lower Bourne, Farnham, Surrey, GU10 3HQ

Freehold





5 Reception rooms • Kitchen, utility & laundry room •
6/7 Bedrooms • 3/4 Bedroom attached guest cottage •
Grounds of around 2.18 acres • South facing level lawn •
Double garage

Local information

Bradshaigh is situated in a delightful prime private road south of Lower Bourne. At the heart of Lower Bourne there is a shop, chemist, Post Office and village green.

The Georgian town of Farnham has a superb balance of branded and independent shops, supermarkets and restaurants with a number of restaurants on the picturesque Castle St and Lion and Lamb Yard. There is a leisure centres within the town centre and also the creative Farnham Maltings Centre which offers theatre, film and crafts fairs.

Farnham station has direct trains to London Waterloo (from 53 minutes) and Guildford (from 25 minutes). The A31, A331 and M3 (J4) all provide swift access to the A3, M25 and the national motorway network as well as Heathrow, Gatwick and Southampton airports.

There are a number of good schools in the area including South Farnham School, Weydon School, St. Polycarps, Edgeborough, Frensham Heights and More House School.

There are many recreational activities locally including gyms and racket sports at The Bourne Club and also David Lloyd, golf at Farnham, Hankley and Hindhead and there is also sailing at Frensham Great Pond.

There are excellent walking and riding opportunities in the nearby countryside within Bourne Woods, Hankley and Thursley Common and nearby National Trust owned beauty spots Frensham Great and Little Ponds.

About this property

With a sought after address on one of Farnham's private residential streets, Bradshaigh is located down a long private drive. The house a wonderful example late Edwardian architecture retaining a number of period features and offering exceptional family accommodation with an expansive garden.

Upon entering the house the sense of space is immediately apparent with five excellent reception rooms across the ground floor, including a spacious 27ft south facing drawing room with handsome fireplace and log burner, a sitting room with open fireplace and an extended dining room with a pitched ceiling.

There is a secondary staircase (which runs throughout the house) and a number of ancillary rooms on this level including a laundry room, store room, gardener's and guest cloakroom. Both the family kitchen and drawing room offer access onto the rear garden via double doors.

On the first floor there are four double bedrooms all with en suite bath/shower rooms including a fabulous principal



suite with a dressing room and en suite bathroom. On the second floor there are a further two bedrooms with a bathroom each and a dressing room which could be a seventh bedroom.

Additionally there is a generous recreation/playroom providing an idea space for children.

Attached to the house is the perfect guest/family cottage offering four bedrooms (one which is on the ground floor), two reception rooms and two bath/shower rooms, kitchen and separate cloakroom. The cottage has its own private access and can also be accessed via the integral double garage.

Outside, the gardens are a notable feature of Bradshaigh, being south facing, level and wide. There are extensive areas of lawn with attractive beds and stone terracing for outside dining.

On the northern boundary of the house is an area of woodland with pretty pathways meandering throughout and eventually leading down towards the road.

The lower gardens are terraced with a greenhouse and fruit trees. Parking is provided on the front driveway and within the double & single garage.

In all the grounds measure approximately 2.18 acres.

Services; All mains services. Mains gas central heating and through the ground floor there is underfloor heating.

Tenure

Freehold

Local Authority

Waverley Borough Council

Viewing

Strictly by appointment with Savills

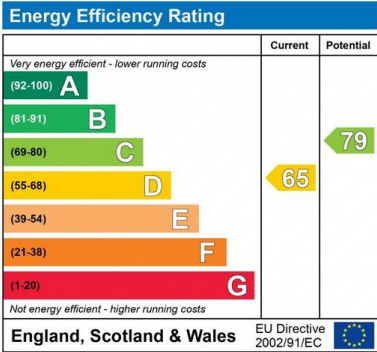




Gong Hill Drive, Lower Bourne, Farnham, Surrey
Main House gross internal area = 7,160 sq ft / 665 sq m
Garage gross internal area = 617 sq ft / 57 sq m
Outbuilding gross internal area = 168 sq ft / 16 sq m
Cottage gross internal area = 1,433 sq ft / 133 sq m
Total gross internal area = 9,378 sq ft / 871 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
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