



19th century village house in a tranquil location

Dene Lane, Lower Bourne, Farnham GU10 3RH

Freehold





Victorian and Edwardian architecture & character • Southwest facing position • 5 Reception rooms • 5 Bedrooms • 3 Bathrooms • Period outbuilding & 2 garages • Garden & area of woodland

Local information

Cobb Cottage is situated in a secluded but not isolated setting in the Bourne Valley, adjacent to the Bourne Woods with walking and cycling available directly accessible.

The shops in Lower Bourne provide for everyday needs and include a general store and post office, pharmacy and florist. Bourne Green is at the heart of Lower Bourne and is home to tennis courts, a play area and is used for cricket and football.

The Georgian market town of Farnham offers an extensive range of branded and independent shops, supermarkets including a Waitrose, coffee shops and eateries including, Cote and Gail's Bakery with a number of restaurants on the picturesque Castle St and Lion and Lamb Yard. The Maltings arts centre, which offers theatre, film and crafts fairs.

The nearby county town of Guildford is highly regarded and offers a further variety.

Opening in 2021 is the new Brightwells Yard complex bringing a new shopping centre with a six screen cinema, M&S Food, restaurants, town square and public gardens

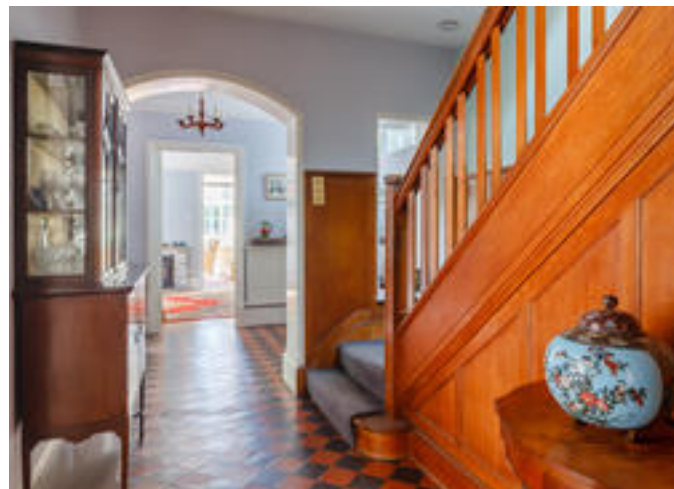
Communications are excellent with the A31 close by providing swift access to the A3, M3 (Junc.4) and the national

motorway network, as well as Heathrow, Gatwick and Southampton Airports. The mainline railway station in Farnham operates regular trains to London Waterloo within an hour.

There are a number of schools in the area including South Farnham School, Weydon School, St Polycarp's Primary School, More House, Edgeborough and Frensham Heights.

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 in addition to Bourne Woods, which include Hankley and Thursley Common and nearby National Trust owned beauty spots Frensham Great and Little Ponds and Alice Holt Forest.



About this property

Nestled on the corner of a quiet semi-rural lane and opposite the beautiful Bourne Woods, Cobb Cottage is an impressive five bedroom family house with a blend of Victorian and Edwardian architecture that has been in the same family for over 50 years.

The house sits within a large south and west facing plot with around 0.65 acre of level lawn, area of wild garden with ponds and around 0.75 acre of private woodland.

Upon entering the front door, the wide entrance hall opens to the left and right providing access to all the main ground floor rooms and has a delightful tiled floor reflecting its age.

The drawing room overlooks the garden and is south facing with a door through to an orangery built in 2014 offering a westerly aspect, double doors to garden and underfloor heating.

Leading to the right from the main hall, the family room is an excellent space with a large casement window to the front overlooking the gardens. Further along the corridor, both the dining room and breakfast room are also south facing and a bright kitchen with windows and doors to the side complete the ground floor accommodation. There is also a guest WC on this level.

A wide staircase leads up from the main hall to the first floor with a large landing giving access to all five bedrooms. The principal bedroom has fine views over the gardens and is full of light. A door leads through to spacious dressing room or potential en suite bathroom.

There are four further double bedrooms and this level and three more bath/shower rooms.

Outside, the gardens and terrace are mostly south and west facing with fabulous areas of lawn, planted terrace beds, ornamental ponds and a stone terrace for dining. An area of wild garden is located to the rear of the house up a few steps and includes a further pond. Across the lane from the entrance to the property, is an enclosed area of private and fenced woodland (forming part of Bourne Woods).

There are a number of handsome period outbuildings to the side of Cobb Cottage, currently used as workshops, garaging and stores. It may be possible (subject to usual consents) to convert these to further accommodation.

Tenure

Freehold

Local Authority

Waverley Borough Council

Viewing

Strictly by appointment with Savills





Main House gross internal area = 3,292 sq ft / 306 sq m
 Garages & Workshops gross internal area = 662 sq ft / 61 sq m
 External Room & Greenhouse gross internal area = 185 sq ft / 17 sq m
 Boiler Room/Store gross internal area = 286 sq ft / 27 sq m
 External W.C. gross internal area = 16 sq ft / 1 sq m
 Total gross internal area = 4,441 sq ft / 413 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

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