



Prime building site in prestigious, sought after position

15 Clumps Road, Lower Bourne, Farnham, GU10 3HF

Freehold

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3 Reception rooms • Family kitchen • 5 Bedrooms & 3 bathrooms • Double garage & workshops • Beautiful garden & grounds • About 1.6 acres • Planning permission for a replacement 5,500 sq ft property

Local information

Amberley is situated at the end of this delightful, prime, private road adjoining the Bourne Woods and overlooking its own valley. It is a peaceful position with woodland surroundings. Lower Bourne is about a mile to the north offering a shop, chemist, Post Office and village green.

The shops in Lower Bourne provide for everyday needs including a general store and post office, pharmacy and florist. Bourne Green is at the heart of Lower Bourne with tennis courts, a play area and areas 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 offers theatre, film and crafts fairs. The nearby county town of Guildford is highly regarded and offers a further variety.

Communications are excellent with the A31 close-by and provides 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.

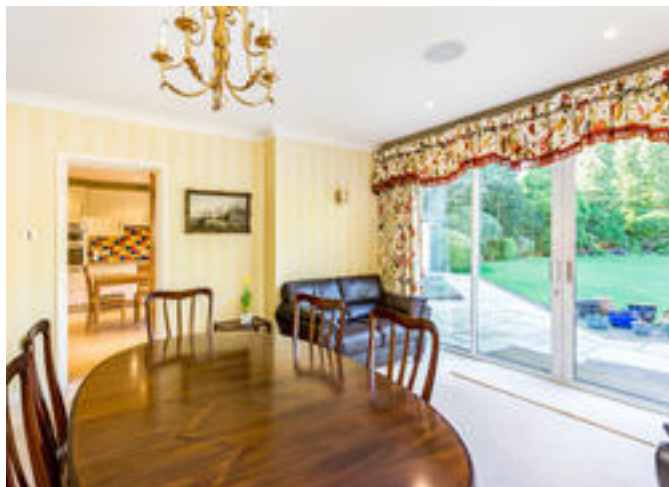
There are a number of schools in the area including South Farnham School, Weydon School, St Polycarp's Primary School, More House, Edgeborough and Frensham Heights.

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. In addition to the directly accessible Bourne Woods, there is excellent walking and riding across the country nearby, including Hankley and Thursley Common and nearby National Trust owned beauty spots at Frensham Ponds and Alice Holt Forest.

About this property

Amberley is situated beautifully in its plot at the end of a highly desirable private road in south Farnham, well away from through traffic and very much in a natural setting with a woodland backdrop. A fantastic benefit of Amberley is the private access into Bourne Woods.

Amberley is understood to have been built in 1960's and is well presented throughout offering in excess of 2,500 sq ft. All the rooms are generously proportioned and wonderfully bright.



There is planning permission for a replacement two storey dwelling with a basement of approximately 5,500 sq ft.

Being on the south side of the property the spacious, glass enclosed porch and entrance hall are a welcoming arrival into the property. The accommodation is arranged with the living and bedroom rooms arranged on either side.

There is a generous sitting room with a wide picture window and central gas fireplace. Further on is a reception area, with a guest cloakroom which leads on to the dining room which is a wonderful space for formal dining with views of the garden and access to the rear terrace via the sliding glass doors.

The family kitchen has a range of fitted cabinetry and appliances, as well space for informal every day dining and access out to the garden. Adjoining the kitchen is a utility room and there is access out to the side of the property and to the garage.

The bedroom accommodation comprises a principal bedroom with built in wardrobes and an en suite bathroom with separate bath and shower. There is a guest en suite bedroom which enjoys a view of the rear garden. Additionally there are three further bedrooms all served by a family bathroom. Two of the bedrooms are currently used as studies.

Outside, Amberley is approached by electric gates that open onto the gravel driveway. The driveway provides ample parking for several cars and access to the double garage. The front garden

is laid to lawn with wonderfully established borders.

The double garage provides excellent storage and has two attached workshops and a gardeners WC.

The plot and rear garden are the real highlight of the property. The plot measures approximately 1.6 acres, surrounding the house and is predominately level throughout. There is a wonderfully mature mixed border of trees and shrubs, offering the house and gardens great privacy.

Immediately to the rear there is a terrace offering a pleasing spot to enjoy a view of the garden and alfresco dining. There is a wide flower bed with beautiful established planting, a summer house offering space for garden storage and a picturesque pond.

Further on from this formal section of rear garden is woodland and a working section of garden where there is an orchard, compost heap, space for a bonfire and fruit cages and vegetable garden. At the furthest end of the garden, you will find a gate giving access to the footpath that borders the property and leads west into Bourne Woods and north to connect to Dene Lane.

Services: Mains gas, electric and water. Private drainage

Planning Application Ref: WA/2020/1641 - Valid From 06/06/2021

Tenure
Freehold

Local Authority
Waverley Borough Council





15 Clumps Road, Lower Bourne, Farnham, GU10 3HF
Gross internal area (approx) 2559 sq ft / 237.7 sq m
Outbuildings 829 sq ft / 77 sq m
Total 3388 sq ft / 314.7 sq m



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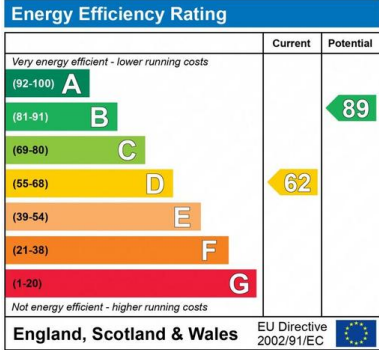
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Savills Farnham
01252 729000
farnham@savills.com



Ground Floor

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