

Beech House
10 Beech Avenue



Strutt
& Parker

Land and property. Since 1885.

**4,382 sq ft (407.1 sq m) | Freehold
5 bedrooms | 5 reception rooms | 5 bathrooms
Double garage | Approximately 1.23 acres**

Guide price £2,450,000



An impressive detached five-bedroom home offering more than 4,000 sq ft of beautifully presented accommodation, set in a secluded position in the desirable village of Lower Bourne.

Beech House is an exceptional detached residence offering more than 4,000 sq ft of beautifully presented accommodation. Set within private, landscaped gardens on one of Lower Bourne's most desirable leafy residential lanes, the property combines generous living space with a peaceful and secluded setting.

The heart of the home is the open-plan kitchen, dining and family room, which spans the rear of the ground floor. Rooflights and sliding glazed doors flood the space with natural light while providing a seamless connection to the gardens. The kitchen is fitted with handmade Roundhouse design cabinetry, oak-topped island with seating and an Aga, while the adjoining dining and family areas provide an excellent space for everyday living and entertaining. Additional reception space includes an elegant drawing room and a separate sitting room. The lower ground floor provides a TV room with a kitchenette and shower room, offering flexibility as guest accommodation or a self-contained annexe, if required.

The first floor provides four well-presented double bedrooms, including the principal suite with a spacious dressing room, a private south-facing balcony and an en suite bathroom featuring twin washbasins, a freestanding bath and a separate shower. A second bedroom also benefits from an en suite bathroom, while the remaining bedrooms on this floor are served by a family bathroom. Stairs rise to two separate second-floor areas, one providing an additional bedroom and the other a generous home office together with a shower room.



Outside

The landscaped gardens enjoy a high degree of privacy, bordered by mature woodland. They feature rolling lawns, established trees, an ornamental pond and a southwest-facing deck providing an ideal space for outdoor dining and entertaining. To the front, a block-paved driveway provides ample parking and access to the integrated double garage, which also offers useful storage and workshop space.

Location

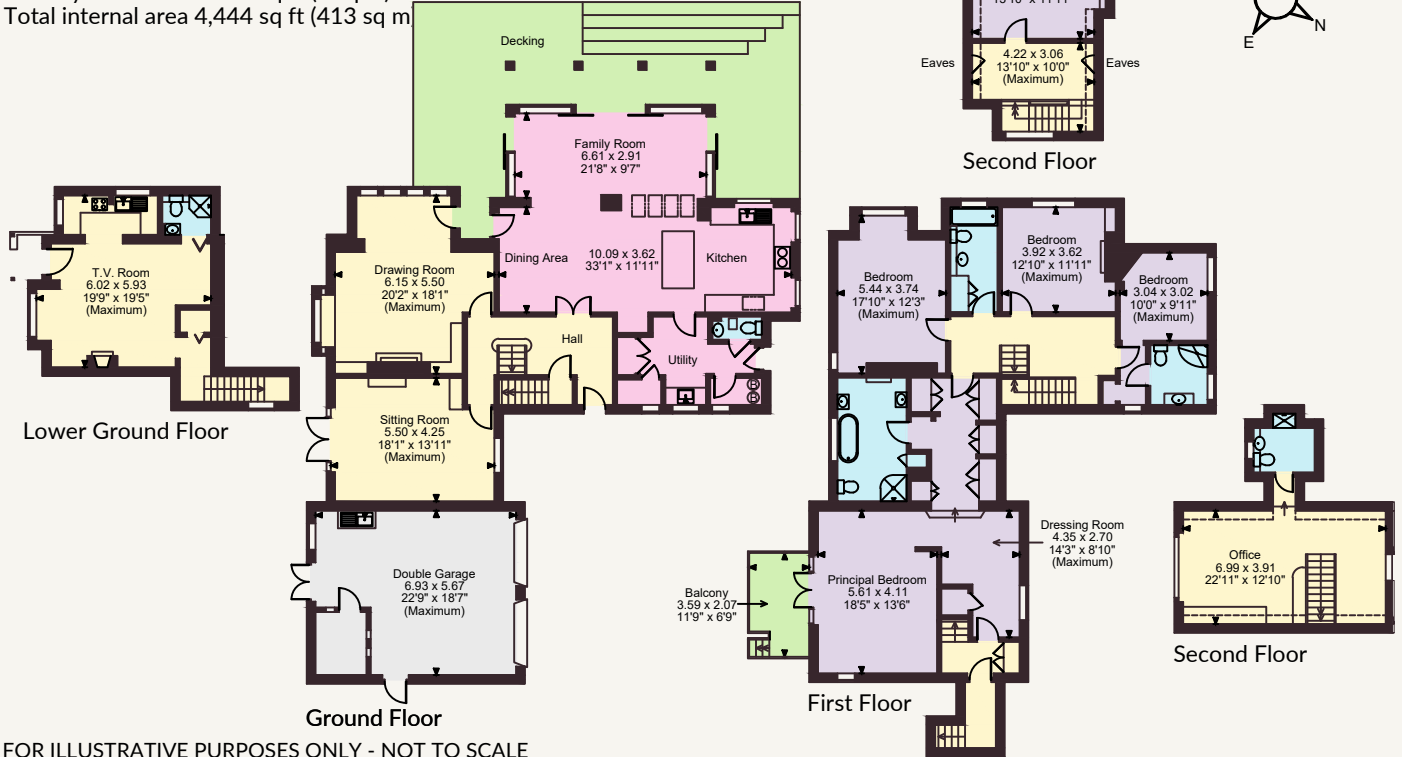
The property is set in a sought-after position on the south side of Farnham within the popular community of Lower Bourne. The village has good amenities including a general store with post office, florist, pharmacy, doctors' surgery, veterinary clinic, three good local pubs, nursery schools, church, village green with football, running and cricket clubs, tennis courts and children's playground. The 'Outstanding' Ofsted rated South Farnham Infant School is about 0.4 miles away, with Weydon School about 2 miles away. Within approximately a mile there is a butcher, bakery, tennis and squash club with gym, and Farnham Sixth Form College. The surrounding area is popular for walks and cycling in The Bourne Woods, leisure activities at Alice Holt Forest, walking and riding at Frensham Little Pond and sailing at the Great Pond, Frensham. The Georgian town of Farnham offers an excellent range of shopping, recreational and educational facilities including a Sainsburys, Waitrose, a leisure centre and good choice of state and private schools. There are many cafés and restaurants including Cote, Pizza Express, Zizzi's and The Giggling Squid. Communications are first class with the mainline station, with services to London Waterloo, within easy access. The A31/A3 and A331/M3 provide links to London and the south coast. Heathrow, Gatwick and Southampton airports can all be reached in under an hour. Postcode region: GU10

General

Local Authority: Waverley Borough Council
Services: Mains Electric, gas and water. Private drainage that we cannot confirm is compliant with current regulations
Council Tax: Band H
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Beech House, Beech Avenue, Lower Bourne, Surrey
 Main House internal area 4,017 sq ft (373 sq m)
 Double Garage internal area 427 sq ft (40 sq m)
 Balcony external area 78 sq ft (7 sq m)
 Total internal area 4,444 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.

□ □ □ Denotes restricted head height

© Cotality. Unauthorised reproduction prohibited. Drawing ref. dig/8701074/SS

Strutt & Parker Farnham

37 Downing Street, Farnham, Surrey GU9 7PH
 01252 821102 | farnham@struttandparker.com



@struttandparker struttandparker.com

**Strutt
& Parker**

Land and property. Since 1885.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken August 2026. Particulars prepared August 2026.