Redhill Lodge
Bournewood Park

Strutt & Parker

Land and property. Since 1885.

Positioned in the ever-popular area of Lower Bourne sits this substantial family home, within close proximity to town and station

Built in the early 2000's, this substantial home sits on a small private development of just four detached homes and has extensive living spaces throughout. The property benefits from picturesque and private gardens to the front and rear of the house, as well as a charming stream to the rear of the grounds.

Redhill Lodge is the ideal family home; with 4363 square feet of generous and versatile accommodation it lends itself well to the demands of daily family life. With a large open plan kitchen area with space for dining and relaxing and a choice of three further sizeable reception rooms plus a study, there is ample space for relaxed family time, entertainment and working from home. A tall, vaulted entrance hall provides a welcoming first impression, leading to the main reception rooms on the southeast side of the house; the breakfast room, snug and dining room all open onto the rear garden, and the main living room is large and features a wood-burning stove. The spacious kitchen area is filled with light with a cream AGA, an open aspect, and an adjoining utility room with space for laundry machines. The double garage has been converted to provide a further reception room, which would be particularly suitable as a gym or games room.

Upstairs there are five double bedrooms on the first floor, including a principal bedroom with dressing room and luxury en suite and two further en suite bathrooms together with a family bathroom. The second floor consists of an extensive open plan room with a bedroom area, seating area and study area as well as an en suite bathroom, which could serve well as a self-contained annexe or au pair's suite.

4,363 sq ft (405.4 sq m)
6 bedrooms
5 reception rooms
5 bathrooms
0.65 acres
Freehold | Village

Guide price £1,695,000

Outside
Redhill Lodge is conveniently situated on a secluded cul-de-sac, approached by a sweeping gravel driveway skirting the front lawn to a generous parking area for several cars. The property is well enclosed by mature trees and hedges, making it feel exceptionally private, and the rear garden is delightfully secluded and bisected by a small stream – it is idyllic.

A large south-facing terrace adjoins the back of the house, providing a delightful space for dining outside in the warmer months. The garden to the front of the house provides a large enclosed flat lawn, suitable for ball games. In all, the grounds sit at approximately 0.65 acres.

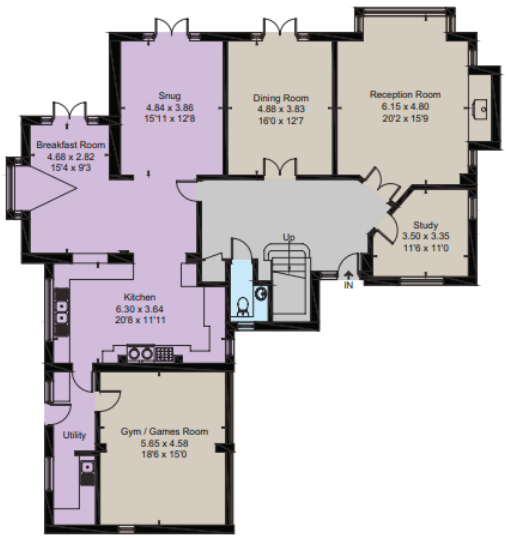
Location
Bournewood Park is a small, private cul-de-sac of just a handful of homes, situated in a peaceful position within Lower Bourne, less than a mile from the highly desirable South Farnham Infant School and South Farnham Junior School and the Bourne Green. The property is only moments away from public footpaths which provide convenient access on foot to South Farnham Infant and Junior Schools as well as the Bourne Green and Bourne Woods. The village has good amenities including a general store with post office, pharmacy, doctors' surgery, veterinary clinic, two good local pubs, nursery schools, church, village green with football, running and cricket clubs, Coffee Can café, tennis courts and children's playground.

The surrounding area is popular for walks and cycling in the nearby Bourne Woods, leisure activities at Alice Holt Forest, walking and riding at Frensham Little Pond and sailing at the Great Pond, Frensham. There is a good choice of state and private schools nearby including South Farnham Infants and Junior Schools, Edgeborough School, More House, Barfield, Frensham Heights, St Edmunds, and Weydon, with buses to private schools further afield.

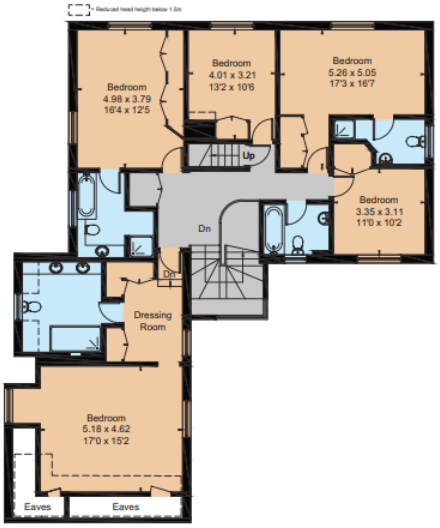
General

Local Authority: Waverley Borough Council
Services: All mains services
Council Tax: Band H
EPC Rating: D
Mobile and Broadband checker: Information can be found here
https://checker.ofcom.org.uk/en-gb/

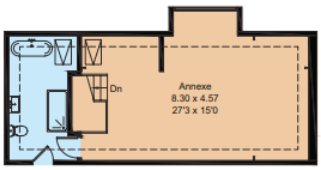
Approximate Floor Area = 405.4 sq m / 4363 sq ft
(Excluding Eaves)



Ground Floor



First Floor



Second Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #88786

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