



51A Dene Lane, Lower Bourne, Farnham, Surrey

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

51A Dene Lane, Lower Bourne, Farnham, Surrey, GU10 3RJ

A five-bedroom detached house with plenty of character, in an elevated position with views across the valley

Farnham and mainline station 1.4 miles (London Waterloo from 53 minutes), Guildford 11 miles, London 40 miles

Sitting room | Dining area | Kitchen | Study/
Bedroom 5 | Principal bedroom with walk-
in wardrobe & en suite bathroom | 3 Further
bedrooms | 2 Shower rooms | Studio | Shed
Garage | Gardens - about 0.6 acre | EPC rating C

The property

The property is a delightful period-style Potton property built in 2011, with flexible accommodation, set in a sought-after location in Lower Bourne, surrounded by the peaceful Bourne Woods. The property features timber and rendered elevations outside, while inside the accommodation is beautifully presented, with character features, including exposed timber beams combined with elegant modern fittings.

The main reception room is the well-proportioned sitting room, which has a striking brick-built fireplace with woodburner, and a dual aspect with a bay window at the front and French doors opening to the rear garden. There is also a useful study to the rear which can be used as a bedroom with a shower room adjacent. The open-plan kitchen/dining area has ceiling and vertical timbers, attractive wooden fitted units, integrated appliances and space for a family dining table.

On the first floor there are three well-presented double bedrooms, including the principal bedroom with a walk-in wardrobe and luxury en suite bathroom as well as a further single

bedroom. The first floor also has a shower room.

Outside

At the front of the property there is a tarmac and block-paved driveway, providing access for vehicles to the double open, barn-style garage and plenty of parking space. The gardens at the front have an area of split-level lawn and a spacious paved terrace at the front of the house, which has a sunny south-facing aspect. At the side of the plot there is a detached, timber-framed studio, which is ideal for home working or could be used as a gym. The gardens to the rear include further patio space and steps leading to terraced gardens, bordered by a woodland backdrop. About 0.6 acre.

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, pharmacy, doctors' surgery, veterinary clinic, two 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 0.8 miles away, the Junior school is 1.4 miles away and Weydon School about 3 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. 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.





Floorplans

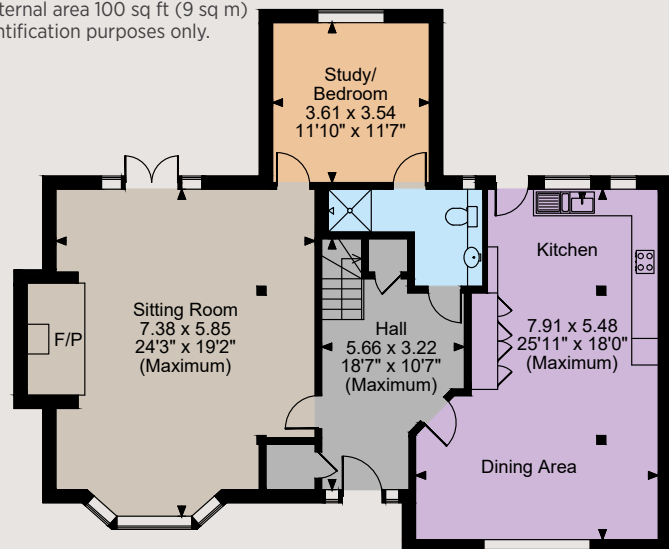
Main House internal area 1,973 sq ft (183 sq m)

Studio internal area 175 sq ft (16 sq m)

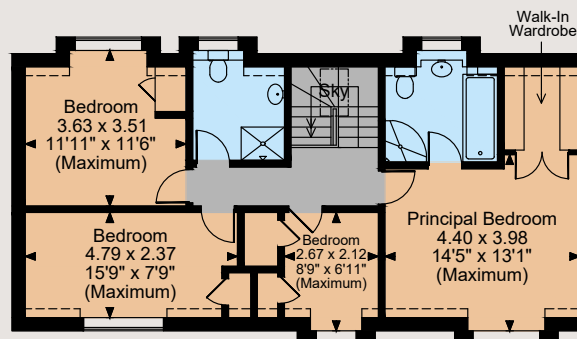
Garage internal area 313 sq ft (29 sq m)

Shed internal area 100 sq ft (9 sq m)

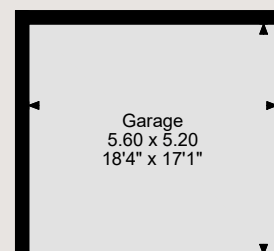
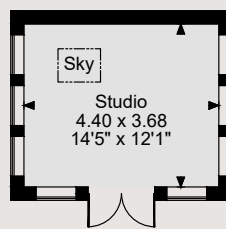
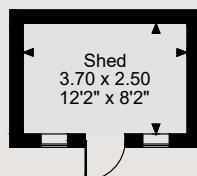
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Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Directions

From Farnham, take South Street away from the town centre and across the River Wey. Immediately after passing the station, turn right onto Tilford Road and after 1.4 miles, turn right onto Dene Lane. You will find the entrance for the property on the right.

General

Local Authority: Waverley Borough

Council Services: All main services

Council Tax: Band G

Fixtures and Fittings: By separate negotiation

Tenure: Freehold

Offers in excess of: £1,500,000

Farnham

37 Downing Street, Farnham, Surrey GU9 7PH

01252 821102

farnham@struttandparker.com

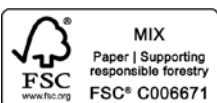
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