

22 Douglas Grove
Lower Bourne



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A characterful and spacious family home set within a generous plot, offering well-appointed accommodation and expansive gardens in a highly sought-after location in the desirable Surrey village of Lower Bourne.

22 Douglas Grove is a charming detached home, distinguished by its attractive gabled elevations and generous, well-balanced accommodation. Offering in excess of 1,800 sq ft of versatile living space, the property combines period character with a bright, practical layout, ideally suited to modern family life and everyday entertaining.

The ground floor is centred around an impressive open-plan dining area, which flows seamlessly into a vaulted garden room. This superbly light-filled space features extensive glazing and French windows, creating an excellent connection to the rear garden and enhancing the sense of space throughout. For quieter moments, there is a separate sitting room with a handsome stone-surround fireplace and a large window overlooking the front garden.

The ground floor is further complemented by a dedicated study with extensive built-in cabinetry, ideal for home working, together with a well-appointed kitchen/breakfast room and an adjoining utility room providing useful external access.

On the first floor, there are three well-proportioned double bedrooms, all enjoying good natural light. The principal bedroom is particularly generous in scale and benefits from an array of fitted wardrobes, while a well-appointed family bathroom completes the first floor.



Set back from the road, the property is approached via a gravel driveway providing ample parking and access to a detached double garage, with a neatly maintained front garden enhancing the sense of arrival. To the rear, the garden is generously proportioned and mainly laid to a level lawn, bordered by mature trees and hedgerows that provide an excellent degree of privacy. A paved patio area adjoining the house offers an inviting space for al fresco dining, outdoor entertaining and relaxed summer living.

Location

The property is situated in the highly sought-after village of Lower Bourne, on the southern edge of Farnham, offering a peaceful residential setting adjacent to Bourne Woods and the Surrey Hills Area of Outstanding Natural Beauty. The village is well served by local amenities including a village shop, pub, café and tennis club, while nearby Farnham provides a wider selection of boutique shopping, restaurants, coffee houses and cultural attractions including the Maltings arts centre.

The area is well regarded for its schooling, with access to a number of highly respected independent schools including Edgeborough School, Frensham Heights School, Lord Wandsworth College and Charterhouse in nearby Godalming, alongside excellent local state options.

Communications are excellent, with Farnham mainline station offering regular services to London Waterloo in approximately 55 minutes. The A31 and A3 are both within easy reach, providing access to Guildford, the M25 and the wider motorway network.

Postcode region: GU10

General

Local Authority: Waverley Borough Council
Services: Mains electricity, gas, water and drainage.
Council Tax: Band G
EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,186 sq ft (203 sq m)

3 bedrooms

4 reception rooms

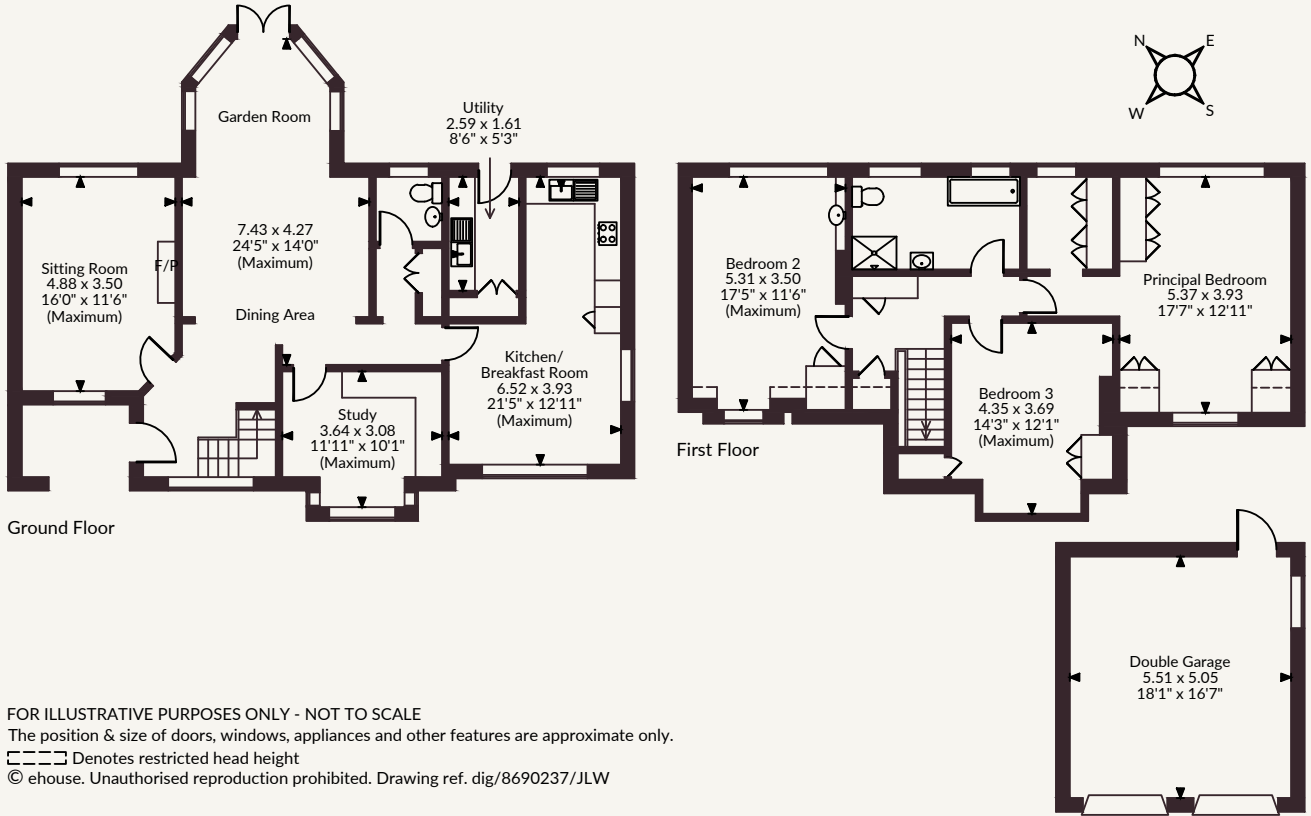
Double garage

Freehold | Village

Guide price £1,100,000



Douglas Grove, Lower Bourne, Surrey
 Main House internal area 1,886 sq ft (175 sq m)
 Double Garage internal area 300 sq ft (28 sq m)
 Total internal area 2,186 sq ft (203 sq m)



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 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
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