

Little Borough Frensham Vale



Strutt & Parker

Land and property. Since 1885.

A contemporary detached, stylishly presented family home, set in a prime position in the heart of Lower Bourne.

Little Borough is an attractive and well-presented family home, featuring handsome red brick elevations and an oak-framed entrance porch, extending to more than 2,000 sq ft of well-balanced accommodation arranged over two floors. The property is characterised by elegant contemporary décor, slate flooring and large windows allowing for excellent natural light throughout.

The welcoming reception hall, with its oak staircase, provides access to the principal living areas. The kitchen/dining room forms the heart of the home, a well-proportioned open-plan space designed for modern family living, fitted with quality cabinetry, stunning quartzite work surfaces, a central island and a range cooker, together with ample space for a dining table. A neighbouring utility room offers additional practicality, while a further room, currently arranged as a gym, provides flexible accommodation. The ground floor also provides two reception rooms: a multi-aspect family room with French windows providing direct access to the terrace, and a separate sitting room featuring a bay window and an arched feature window. On the first floor, the galleried landing leads to four well-proportioned double bedrooms. The principal bedroom features a Juliet balcony overlooking the pretty garden and benefits from an en suite bathroom. A second bedroom also has en suite facilities, while the remaining bedrooms are served by a spacious shower room.

The property is approached via a generous gravel driveway providing ample parking for several vehicles. The detached double garage incorporates a versatile first-floor studio, ideal for hobbies or additional storage. To the rear, the garden is attractively arranged, with a large stone terrace adjoining the house providing space for al fresco dining. Steps rise to a level lawn bordered by stone retaining walls and mature hedging, creating a private and well-screened setting.



Location

Little Borough is situated in the highly regarded Frensham Vale, within the desirable Lower Bourne area to the south of Farnham. The location offers a strong sense of community, with local amenities including a village shop, public house and tennis club, while the nearby Georgian market town of Farnham provides a comprehensive range of shopping, dining and leisure facilities, together with a mainline station offering services to London Waterloo. The surrounding area is renowned for its natural beauty, with Frensham Common and the National Trust-owned Frensham Ponds close by, providing excellent opportunities for walking, riding and outdoor recreation. The area is also well served by a number of highly regarded schools, including South Farnham School, Weydon School, Edgeborough, Frensham Heights and More House School.

Communications are excellent, with the A31 providing access to the A3 and wider motorway network, linking to Guildford, Winchester and London, while Farnham station offers regular rail services to the capital.

Postcode region: GU10

General

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

2,806 sq ft (261 sq m)

4 bedrooms

3 reception rooms

3 bathrooms

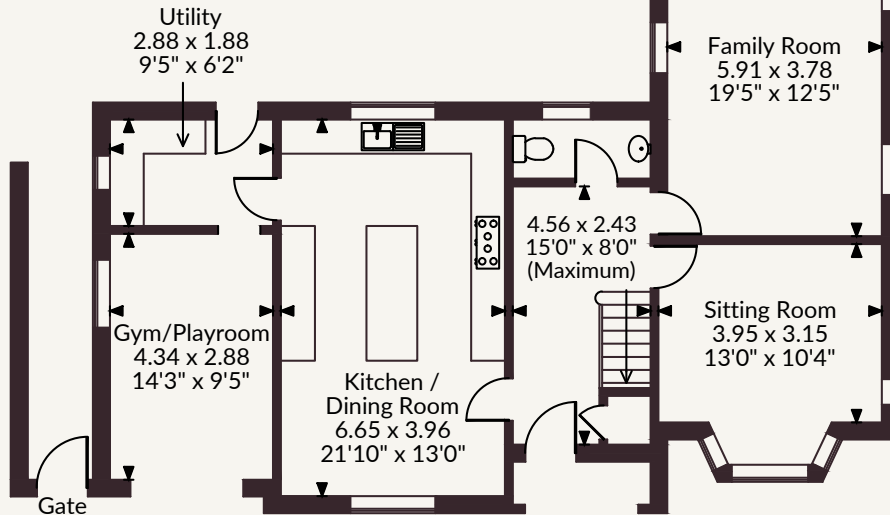
Double garage

Freehold | Town

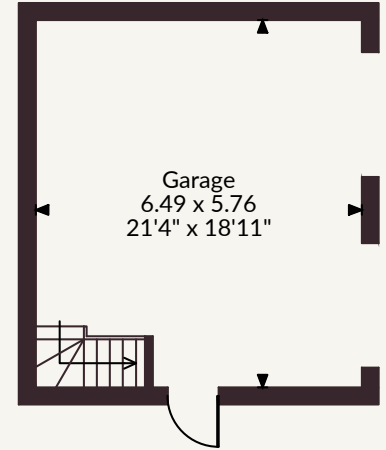
Guide price £1,395,000



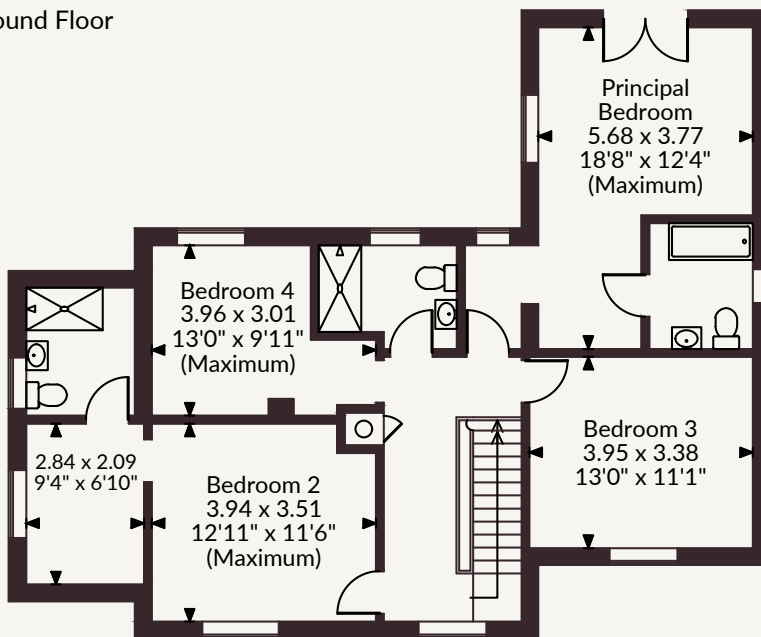
Main House internal area 2,019 sq ft (188 sq m)
 Garage Building internal area 562 sq ft (52 sq m)
 Total internal area 2,581 sq ft (240 sq m)



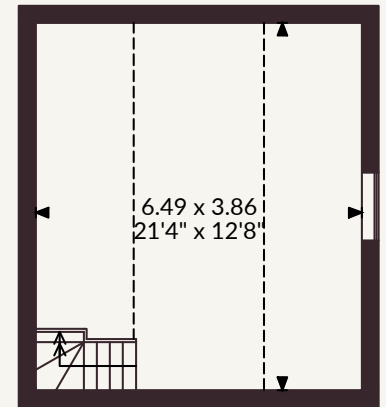
Ground Floor



Garage Ground Floor



First Floor



Garage First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

Strutt & Parker Farnham

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



@struttandparker struttandparker.com

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 April 2026. Particulars prepared April 2026.

**Strutt
& Parker**

Land and property. Since 1885.