17 Lodge Hill Road

Lower Bourne, Farnham, Surrey

STRUTT & PARKER

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An impressive four-bedroom family home in a highly desirable Lower Bourne setting

A highly attractive detached family home in a sought-after position in the heart of Lower Bourne. The property features comfortable, flexible living space including four bedrooms and well-presented reception rooms, all of which feature elegant, understated neutral styling and plenty of natural light.

- 3 RECEPTION ROOMS
- 4 BEDROOMS
- 2 BATHROOMS
- PRIVATE DRIVEWAY
- GARDEN
- FREEHOLD
- VILLAGE
- 1659 TO 1931 SQ FT
- GUIDE PRICE £1,000,000

The property

17 Lodge Hill Road is a beautifully appointed detached family home, set on a leafy residential street and within easy reach of the village's amenities and outstanding schooling. The welcoming reception hall leads to the two main reception rooms on the ground floor, which include the dual aspect sitting room with its bay window to the front and fireplace fitted with a woodburning stove. There is also a useful study, while towards the rear, the large, open-plan kitchen and dining room spans the width of the house and opens onto the garden via French doors. The kitchen has granite worktops and backsplash, with a large pull-out larder and an integrated Bosch fridge and dishwasher. There is also a range cooker with an electric double oven, a gas hob, a built-in combi microwave and an extractor hood. The room provides space for a dining table and enjoys a triple aspect, which welcomes plenty of natural light, including via the patio doors. Adjoining the kitchen, the utility room provides further space for home storage and appliances. On the first floor, the four well-presented bedrooms include the generous principal bedroom with its built-in wardrobes and beautiful views towards the Bourne Woods. The principal bedroom also has an en suite shower room with Travertine tiling and Duravit fittings, which include a double shower and a heated towel rail. The three further bedrooms are all doubles, (two with fitted wardrobes) while the first floor also has a family bathroom, also with Travertine tiling and Duravit fittings, including a bathtub and a separate shower.

Outside

The entrance for vehicles is at the rear of the property, off School Lane, where there is a shared (with one other house) gravel driveway leading to private parking for two vehicles, and access to the detached, timber-clad garage, which has 2 thermal panels mounted to its pitched roof. The garden is located at the front and side of the house and features a sunny south and west-facing aspect. It includes a patio area for al fresco dining, as well as an area of lawn. Garden storage is available in the timber-framed shed. The garden is enclosed by timber fencing with mature trees providing shade and a sense of privacy.

Location

This 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 local pubs, several nursery schools, church, village green with Coffee Can Cafe, football, running and cricket clubs, tennis courts and children's playground. South Farnham Infant School is just 0.2 miles away along School Lane, with Weydon Academy less than two miles away. A popular butcher, bakery, and a tennis, squash and Padel racquets club with gym are less than a mile away. 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 and recreational facilities including a Sainsburys, Waitrose, leisure centre, choice of Pilates and Yoga studios, gyms, a Reel Cinema and The Maltings Art Centre. There is an extensive choice of state and private schools in the broader area.

Distances

- Farnham town centre 1.2 miles
- Fleet 6.9 miles
- Farnborough 7.3 miles
- Godalming 9.3 miles
- Haslemere 10.0 miles
- Guildford 11.3 miles

Nearby Stations

- Farnham
- Bentley

Key Locations

- Bourne Wood
- Frensham Little Pond
- Frensham Great Pond & Common
- Waverley Abbey
- Farnham Castle
- Birdworld
- Alice Holt Forest
- Rural Life Living Museum

Nearby Schools

- South Farnham Infant School
- South Farnham Junior School
- Weydon Academy
- Barfield Prep School
- Frensham Heights School
- More House School

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

House internal area 1,659 sq ft (154 sq m)

Garden Room internal area 272 sq ft (25 sq m)

Total internal area 1,931 sq ft (179 sq m)
For identification purposes only.

Directions

Postcode: GU10 3QN
what3words: ///nickname.sake.shoelaces - brings you to the driveway

General

Local Authority: Waverley Borough Council

Services: All main services

Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Council Tax: Band G

EPC Rating: C

Fixtures and Fittings: By separate negotiation

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