72 Middle Bourne Lane
Lower Bourne

Strutt & Parker

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A beautifully presented detached home offering versatile living across three levels, situated in a highly regarded residential lane within the sought-after village of Lower Bourne.

72 Middle Bourne Lane is a thoughtfully designed detached home offering bright and flexible accommodation arranged over three floors. The property combines modern convenience with a warm and welcoming atmosphere, ideally suited to contemporary family living in a prime Lower Bourne location.

The accommodation flows from a welcoming reception hall into an impressive open-plan kitchen and dining area. The kitchen is well appointed with a range of modern wall and base units, a breakfast bar for casual dining and integrated appliances. The adjoining dining area provides an excellent space for entertaining, with double doors opening onto the rear deck. Adjacent is a spacious sitting room, centred around a feature wood-burning stove set on a slate hearth. This level also includes a flexible study with sliding doors to the deck, a well-proportioned bedroom, and a modern shower room which also incorporates utility facilities.

The lower ground floor is dedicated to a generous family room which is served by an additional shower room, a versatile space with excellent natural light and direct access via French windows to a secluded lower patio. On the first floor are two further comfortable bedrooms, both featuring large skylights that fill the rooms with natural light. These are served by a modern family bathroom with a stylish vanity unit.

To the front, a large gravel driveway provides off-road parking for multiple vehicles, bordered by mature hedging and well-stocked flowerbeds. The rear garden is a particular feature, with an elevated wrap-around timber deck providing an ideal setting for al fresco dining and entertaining. This overlooks a spacious lawn, enclosed by established trees and shrubs offering a high degree of privacy. A further gravelled courtyard at lower ground level provides a quiet, sheltered seating area.

1,957 sq ft (182 sq m)
2/3 reception rooms
4/5 bedrooms
3 bathrooms
Driveway parking
Freehold | Village

Guide price £1,000,000

Location

Lower Bourne is a desirable village on the southern edge of Farnham, offering a village store, post office, public house, café, recreation ground and access to walking routes across nearby heathland and countryside. Farnham itself provides a wider range of shopping, dining, leisure and cultural amenities, together with a mainline railway station offering regular services to London Waterloo in under an hour. The A31 gives convenient access to Guildford, Winchester and the wider motorway network via the A3 and M3.

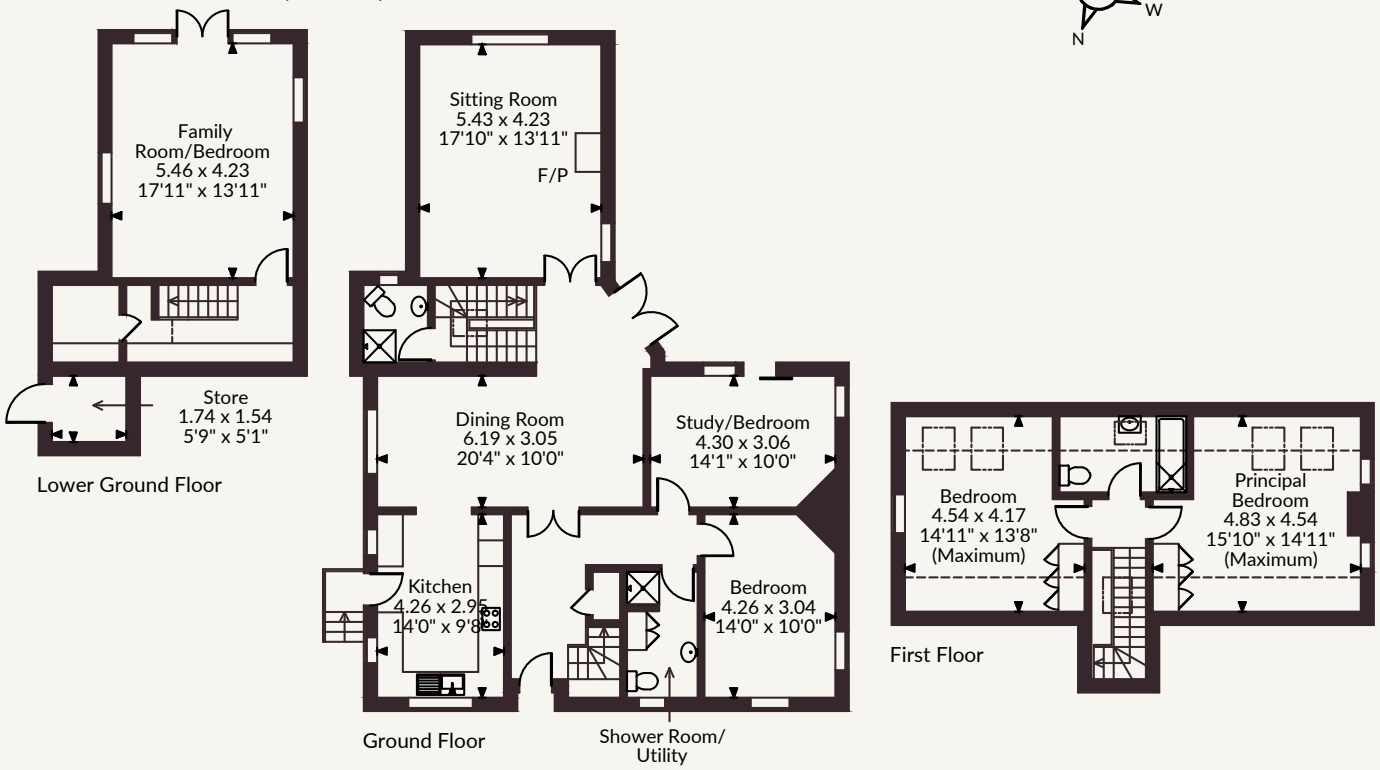
Education is well served, with respected independent and state schools including Weydon School, South Farnham Infants and Juniors, Edgeborough, Frensham Heights, More House, St Edmund's and Lord Wandsworth College. The surrounding countryside, including Bourne Woods, Frensham Common and the Surrey Hills Area of Outstanding Natural Beauty, offers excellent opportunities for walking, cycling and outdoor pursuits.

Postcode region: GU10

General

Local Authority: Waverley Borough Council
Services: Mains electricity, gas. water and drainage. Recently installed full fibre internet (FFTP)
Council Tax: Band E
EPC Rating: D
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Middle Bourne Lane, Lower Bourne
Main House internal area 1,928 sq ft (179 sq m)
Store internal area 29 sq ft (3 sq m)
Total internal area 1,957 sq ft (182 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
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Strutt & Parker Farnham
37 Downing Street, Farnham, Surrey GU9 7PH
01252 821102 | farnham@struttandparker.com

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@struttandparker struttandparker.com

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