



Treetop House
3 Peace Meadow Close, Farnham, Surrey

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Treetop House

3 Peace Meadow Close, Lower Bourne, Farnham, Surrey, GU10 3BZ

A stylishly appointed contemporary home in a peaceful woodland setting

Farnham and mainline station 2.6 miles (London Waterloo from 53 minutes), Guildford 13 miles, London 43 miles

Reception hall | Sitting room | Family room/bedroom | Kitchen/breakfast room/dining area | Utility | Cloakroom | Principal bedroom with dressing room & en suite bathroom | 3 Further bedrooms, 1 en suite | Family bathroom | Garage | Sun terrace | Garden | EPC rating B

The property

Treetop House is a stunning modern home that offers stylish contemporary living, with elegant fittings, clean, neutral décor and plenty of natural light throughout.

The reception rooms are located on the first floor, taking advantage of the views across the treetops of the surrounding woodland. The dual aspect sitting room has two sets of French doors opening onto the elevated sun terrace, while there is also a family room, which could be used as a guest bedroom if required. The 30ft kitchen, breakfast room and dining area has sliding glass doors opening onto the terrace, as well as plenty of space for a family dining table. The kitchen itself offers sleek fitted units, a central island with a breakfast bar and integrated appliances.

On the ground floor there are four comfortable double bedrooms, all of which have direct access onto the lower terrace and garden. The principal bedroom has its own dressing room and a luxury en suite bathroom, while one

further bedroom is also en suite. Additionally, the ground floor has a family bathroom with an over-bath shower.

Outside

Peace Meadow Close is a secluded cul-de-sac with just a handful of properties, surrounded by woodland. The driveway at the front of the house provides parking space and access to the single garage. The private rear garden looks out onto the dense woodland, with paved terracing and pathways surrounding the house, and an area of lawn. The elevated sun terrace provides further space in which to relax and enjoy the tranquil surroundings.

Location

The property is set in a sought-after position just outside Farnham, close to the popular community of Lower Bourne which offers a wide range of day-to-day amenities. The 'Outstanding' Ofsted rated South Farnham Infant School is about 1.4 miles away, and Weydon Academy about 2 miles away. In addition to the excellent local schools there are private schools including Edgeborough, St Edmunds, Frensham Heights, More House, Aldro and Charterhouse.

The Georgian town of Farnham offers an excellent range of shopping and recreational facilities including a Sainsburys, Waitrose, a leisure centre, several Yoga studios, a David Lloyd Club, Reels Cinema, The Maltings Art Centre and several sought after Golf Clubs. There are many cafes and restaurants including Cote, Pizza Express, Zizzi's, and The Giggling Squid, as well as a growing number of independent restaurants and coffee shops.

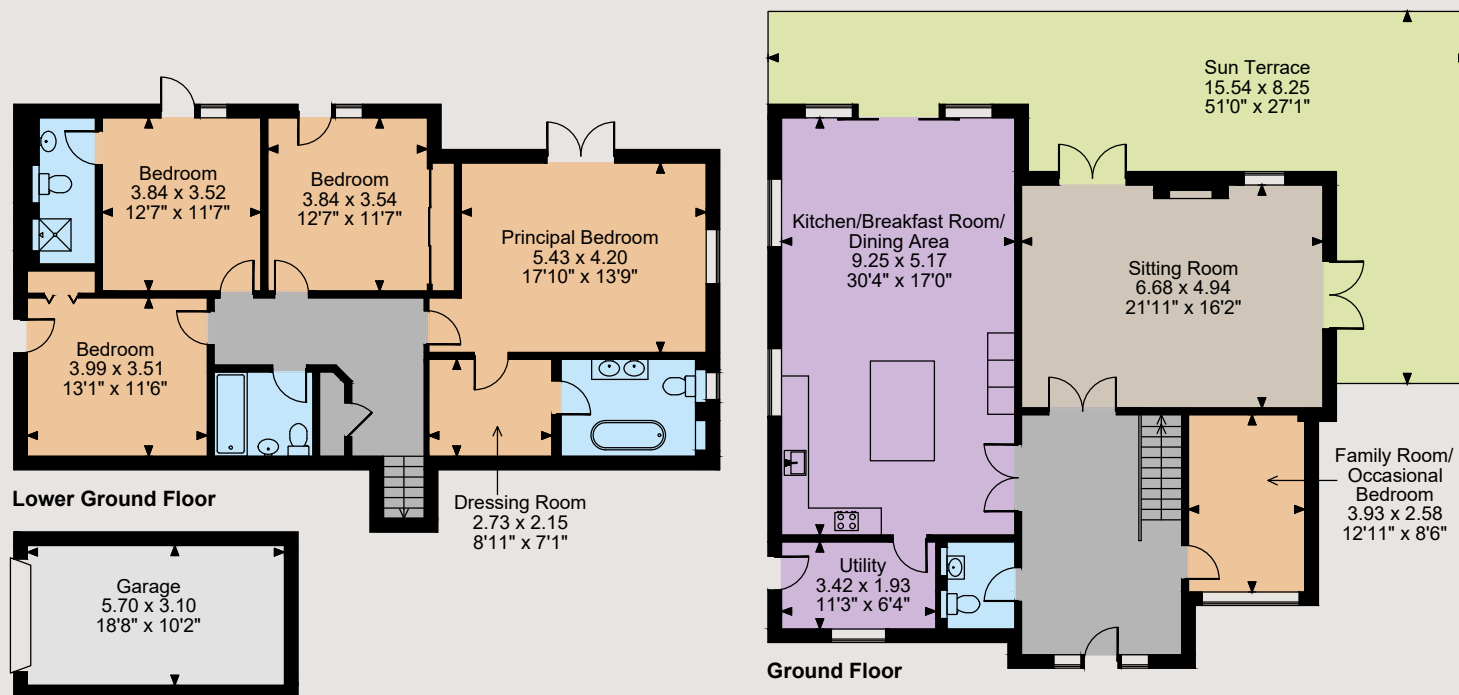
Communications are first class with the mainline station, with services to London Waterloo, within easy access. The A31/A3 and A331/M3 provide links to London and the south coast. Heathrow, Gatwick and Southampton airports can all be reached in under an hour.





Floorplans

House internal area 2,498 sq ft (232 sq m)
Garage internal area 191 sq ft (18 sq m)
Total internal area 2,689 sq ft (250 sq m)
Sun Terrace area = 652 sq ft (61 sq m)
Including Limited use area = 4 sq ft (0.4 sq m)
For identification purposes only.



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

From Farnham, take Long Bridge and continue onto Firgrove Hill. After 1.6 miles, turn right onto Frensham Vale then turn left onto Gardener's Hill Road. The entrance to Peace Meadow Close will be on the right.

General

Local Authority: Waverley Borough Council
Services: Mains electricity and water, air source heat pump heating, private drainage. Further details regarding the drainage are available on request.
Council Tax: Band G
Fixtures and Fittings: By separate negotiation
Tenure: Freehold
Guide Price: £1,750,000

Farnham

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