

4 Valley Lane  
Farnham



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An impressive five-bedroom family home with attractive accommodation, set on a secluded residential lane in desirable Lower Bourne

4 Valley Lane is a beautifully appointed detached family home, in the heart of sought-after Lower Bourne, a mile from Farnham town centre and mainline station. The property sits on a peaceful residential cul-de-sac and features splendid white rendered elevations, while inside there are five bedrooms and attractive décor and fittings throughout.

There are two formal reception rooms at the front of the ground floor, both of which are airy and well-proportioned. The comfortable sitting room has carpeted flooring and a fireplace, fitted with a woodburning stove, while the family room has a dual aspect, welcoming plenty of natural light, as well as space for a seating area and a study area. Both rooms connect to the open-plan kitchen and dining area at the rear, which in turn opens to the rear gardens via French windows. The kitchen itself has shaker-style units to base and wall level, a central island with a breakfast bar, and integrated appliances. The utility room offers further fitted storage and space for appliances and leads to the downstairs cloakroom and garage.

Stairs lead from the welcoming entrance hall to the first-floor landing, off which there are five well-presented bedrooms, one of which is ideal as a study or dressing room. The principal bedroom overlooks the rear gardens and has a built-in wardrobe and an en suite shower room, while three additional bedrooms benefit from fitted storage. The first floor also has a family bathroom with an over-bath shower.

Outside, the gravel driveway at the front provides plenty of parking space, as well as access to the integrated garage for home storage or workshop space. The rear gardens are enclosed by established hedgerows for a sense of privacy, and feature a patio, a level lawn, raised border beds with various flowering perennials, and a raised deck at the end of the garden for al fresco dining and behind is additional hidden storage space.



Location

Valley Lane has access to a network of footpaths that lead up to the Shortheath recreation ground and Ridgeway shops, and down to the Bourne School and Bourne Green. Bourne Woods and local pre-schools, as well as highly regarded local schools are all within a stones throw, accessible by local footpaths and lanes. Lower Bourne is a sought-after village on the southern edge of Farnham, surrounded by areas of woodland and open countryside. Local amenities include a village store, public houses and cafés, while Farnham town centre provides a wider range of independent and national retailers, restaurants, supermarkets and leisure facilities. Educational provision in the area includes South Farnham School, Highfield South Farnham School and Weydon School, together with several well-regarded independent schools including Edgeborough and Frensham Heights. Farnham also offers a range of cultural and recreational attractions, including Farnham Castle and The Maltings. The surrounding countryside provides extensive opportunities for walking and outdoor pursuits, with Frensham Common and its renowned ponds nearby. Farnham railway station offers regular services to London Waterloo, while the A31, A3 and A287 provide convenient road connections to Guildford, the wider Surrey area, London and the national motorway network

Postcode region: GU10

General

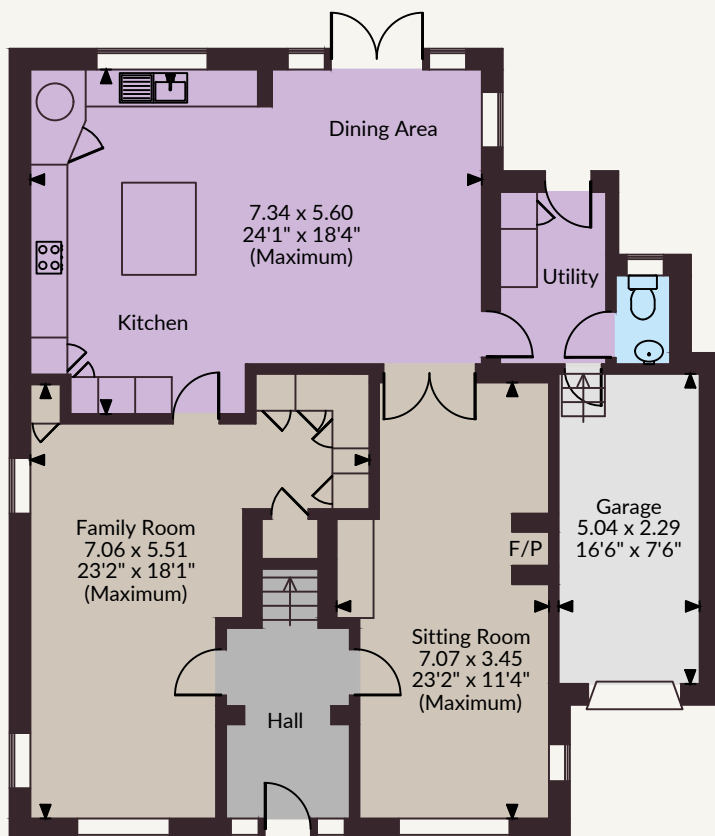
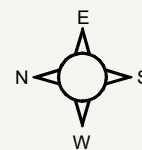
Local Authority: Waverley Borough Council  
Services: Mains electricity, water, gas and drainage  
Council Tax: Band F  
EPC Rating: D  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,115 sq ft (197 sq m)  
5 bedrooms  
3 reception rooms  
2 bathrooms  
Garage  
Freehold | Village

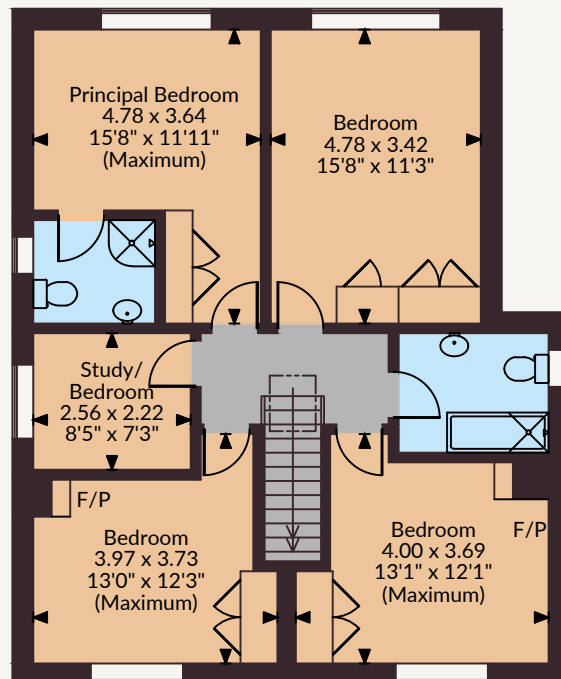
Guide price £1,250,000



Valley Lane, Lower Bourne, Surrey  
 Main House internal area 1,991 sq ft (185 sq m)  
 Garage internal area 124 sq ft (12 sq m)  
 Total internal area 2,115 sq ft (197 sq m)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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## Strutt & Parker Farnham

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