



9 Vicarage Lane
The Bourne, Farnham, Surrey

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

9 Vicarage Lane The Bourne, Farnham, Surrey, GU9 8HN

A beautifully appointed 4 bedroom detached Victorian cottage in a peaceful setting with views over the Bourne Valley

Farnham and mainline station 1.2 miles (London Waterloo from 53 minutes), Guildford 11 miles, London 40 miles

Sitting room | Study | Dining room | Kitchen Utility | Cloakroom | Principal bedroom with en suite bathroom | 3 Further bedrooms Dressing room | Family bathroom | Garden shed Gardens of about 0.3 acre | EPC rating D

The property

9 Vicarage Lane is a well-presented Victorian cottage that has been extended to create a charming family home. There is a good size sitting room with French doors leading onto the dining room and modern kitchen. The kitchen is equipped with modern shaker-style units, wooden worktops, a butler sink and integrated appliances, while the adjoining utility room offers further space for storage and home appliances.

On the first floor, three of the four double bedrooms overlook the south-facing garden, including the principal bedroom with its en suite bathroom. The first floor also has a dressing room, and a well-proportioned family bathroom with skylights overhead.

Outside

The property is set in a private position set back from Vicarage Lane along a short footpath. Parking is available along Vicarage Lane. The garden is mostly to the rear and enjoys a southerly aspect, with a large area of paved

terracing for al fresco dining and an area of lawn with borders of established hedgerows and mature trees. There is also a timber-framed shed for garden storage and workshop space.

Location

The property is set in a sought-after position on the south side of Farnham within the popular community of Lower Bourne. The village offers a wide range of amenities including a general store with post office, pharmacy, doctors' surgery, veterinary clinic, three local pubs, nursery schools, popular South Farnham School and a church. The Bourne Green is the heart of the community with a children's playground, running, cricket and football clubs as well as the Coffee Can Cafe. The nearby Bourne Woods is popular with dog walkers and runners, and is regularly used for filming feature films. There is network of footpaths leading from the property to the local pub, (The Spotted Cow), the Bourne Green, the Bourne Stores and South Farnham Infant School, which is about a ten minute walk away.

The Georgian town of Farnham offers a growing choice of pubs, bars, cafes and restaurants including Bills, Côte, The Giggling Squid and a number of newer independent restaurants, together with an extensive range of High Street and boutique shopping. Leisure and recreational facilities include a leisure centre, David Lloyd Club, Reels Cinema, The Maltings Art Centre, several Yoga and Pilates studios, and a number of nearby golf courses, including Hindhead, Hankley and The Sands. There is an excellent choice of state and private schools, the latter including Edgeborough, Frensham Heights, More House School and Lord Wandsworth College.

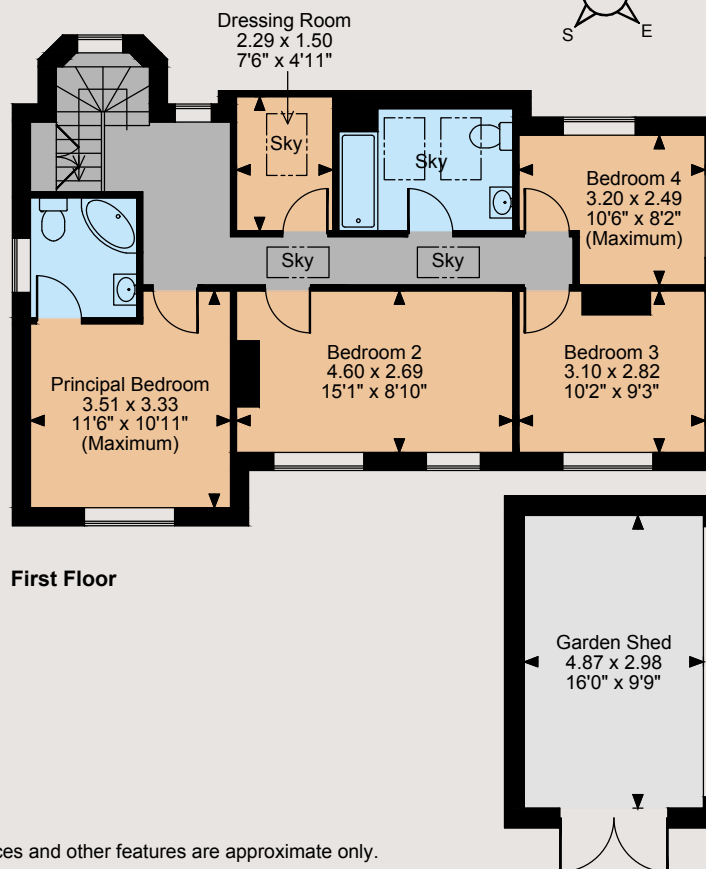
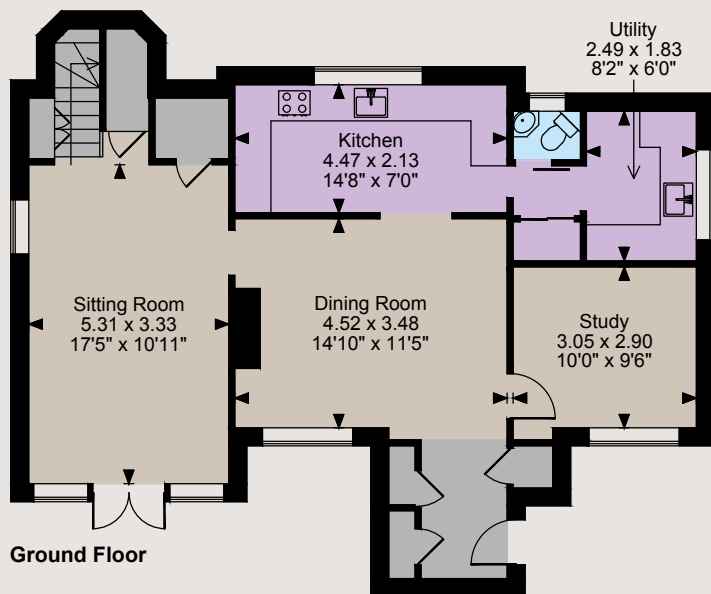
Communications are first class with the mainline station, with services to London Waterloo and Guildford within easy access. The A31/A3 and A331/M3 provide links to London and the south coast. Heathrow, Gatwick and Southampton airports can all be reached in under an hour.





Floorplans

House internal area 1,492 sq ft (139 sq m)
Garden Shed internal area 156 sq ft (15 sq m)
Total internal area 1,648 sq ft (153 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8586970/JPN

Directions

From Farnham, take Long Bridge and continue onto Firgrove Hill. After 0.8 miles, just after proceeding through the traffic lights, turn left onto Vicarage Hill, and follow the road round the corner and down the hill. About half way down Vicarage Hill turn right onto Vicarage Lane. You will find the entrance to number 9 straight ahead, as the lane turns to the right.

General

Local Authority: Waverly Borough Council

Services: All mains services

Council Tax: Band G

Fixtures and Fittings: By separate negotiation

Tenure: Freehold

Guide Price: £925,000

Farnham

37 Downing Street, Farnham, Surrey GU9 7PH

01252 821102

farnham@struttandparker.com
struttandparker.com

[@struttandparker](https://twitter.com/struttandparker)

[/struttandparker](https://facebook.com/struttandparker)

Over 45 offices across England and Scotland, including Prime Central London



For the finer things in property.



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. Photographs taken March 2024. Particulars prepared March 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited