

Lake Cottage
7 Vicarage Lane, The Bourne



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A charming detached period cottage with a wealth of character, set within generous, private gardens in a sought-after position in The Bourne.

Lake Cottage is a most attractive period home, combining considerable charm and character with well-balanced accommodation extending to over 1,500 sq ft. The property is distinguished by its white-rendered elevations and a handsome red-brick entrance porch, while internally retaining a wealth of original features, including exposed ceiling timbers and characterful brick fireplaces.

The welcoming entrance hall sets the tone for the accommodation and provides access to the principal reception rooms. The dining room forms a particularly impressive focal point, featuring a striking curved brick fireplace with wood-burning stove and stone flooring, and flows seamlessly into the comfortable sitting room, which also enjoys a feature fireplace. A separate study provides an ideal space for home working, with French windows opening directly onto the garden, creating a lovely connection with the outside space. The kitchen/breakfast room is a bright and inviting room, well-appointed with a range of units and enhanced by a vaulted ceiling and Aga, with an adjoining utility/boot room offering further practicality and external access. On the first floor, there are four well-proportioned bedrooms, each enjoying attractive views over the surrounding gardens, served by a family bathroom fitted with both a bath and separate shower.

The property occupies a private and well-screened setting, approached via a gated driveway providing ample parking. The gardens are a particular highlight, predominantly laid to lawn and interspersed with mature trees and established hedging, affording a high degree of privacy and a wonderfully tranquil backdrop. A paved terrace adjoins the house, providing an ideal setting for al fresco dining and entertaining. In addition, there is a useful timber outbuilding incorporating a workshop and stores.



Location

Lake Cottage is situated in the highly regarded area of The Bourne, to the south of Farnham, an attractive Georgian market town offering an excellent range of shopping, leisure and cultural amenities, including independent boutiques, cafés and restaurants, as well as a mainline station providing services to London Waterloo.

The Bourne itself benefits from a strong sense of community, with local shops, a village green, tennis club and public house, as well as access to nearby countryside including Frensham Ponds and Hankley Common, ideal for walking and outdoor pursuits. The area is particularly well served by a selection of highly regarded schools, including South Farnham School, Weydon School, Edgeborough, Frensham Heights and More House School.

Communications are excellent, with the A31 providing access to the A3 and wider motorway network, linking to Guildford, Winchester and London, while Farnham station offers regular rail services to the capital.

Postcode region: GU9

General

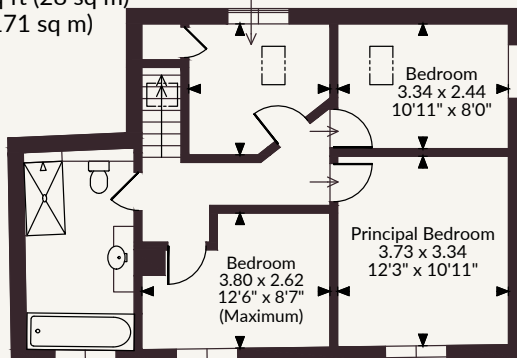
Local Authority: Waverley Borough Council
Services: Mains electricity, gas, water and drainage, additional private water. Gas central heating.
Council Tax: Band F
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

1,843 sq ft (171 sq m)
3 reception rooms
4 bedrooms
Detached workshop and store
1.1 acres
Freehold | Village

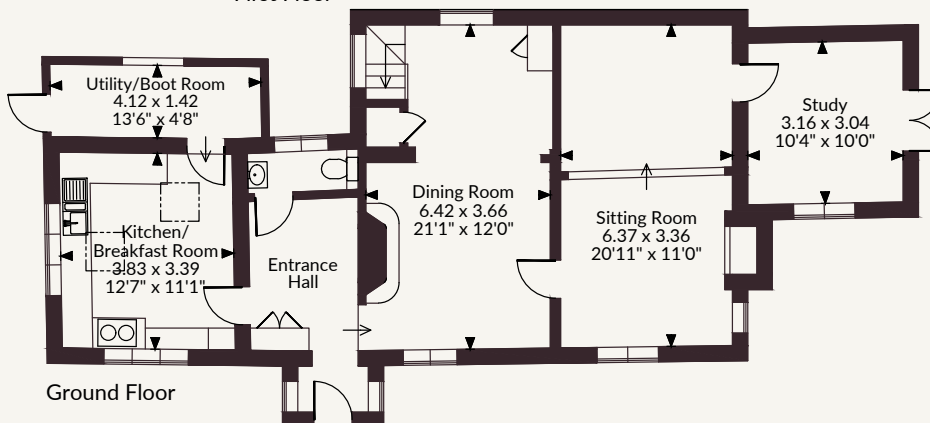
Guide price £1,350,000

Lake Cottage, Vicarage Lane, The Bourne, Surrey
 Main House internal area 1,541 sq ft (143 sq m)
 Outbuilding internal area 302 sq ft (28 sq m)
 Total internal area 1,843 sq ft (171 sq m)

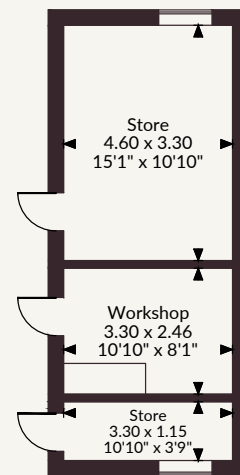
Bedroom
 2.76 x 2.56
 9'1" x 8'5"
 (Maximum)



First Floor



Ground Floor



Outbuilding

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
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