



## Burnt Hill Way, Farnham, Surrey

Set on a secluded plot approaching one acre, an opportunity to acquire a superb building site with planning permission for a substantial detached family home.

There is a detached split-level house currently on this site which has three bedrooms, study/fourth bedroom, sitting room, dining room, fitted kitchen/breakfast room, family bathroom and shower room.

The planning reference is WA/2021/01544 offering Circa 4500 sq ft of new build with retention of 1800 sq ft of existing property.

There is a double garage and store, two further garages, long shared drive with front access to parking and garage and further access down the lane to large parking area, garaging and store.

Outside the attractive gardens are part beautifully landscaped with well established specimen shrubs and trees. Approaching one acre. There is parking for numerous vehicles.

Freehold

Council Tax - Band E with an annual charge for the year ending 31.03.24 of £2,762.84

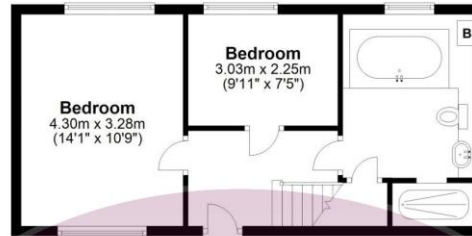
- Plot approaching one acre
- Prime South Farnham location
- Planning permission granted
- WA/2021/01544 offering circa 4500 sq ft of new build with retention of 1800 sq ft of existing property
- Partly landscaped plot with well established specimen shrubs and trees
- Parking for numerous vehicles



## Burnt Hill Way, Farnham, GU10 4RN

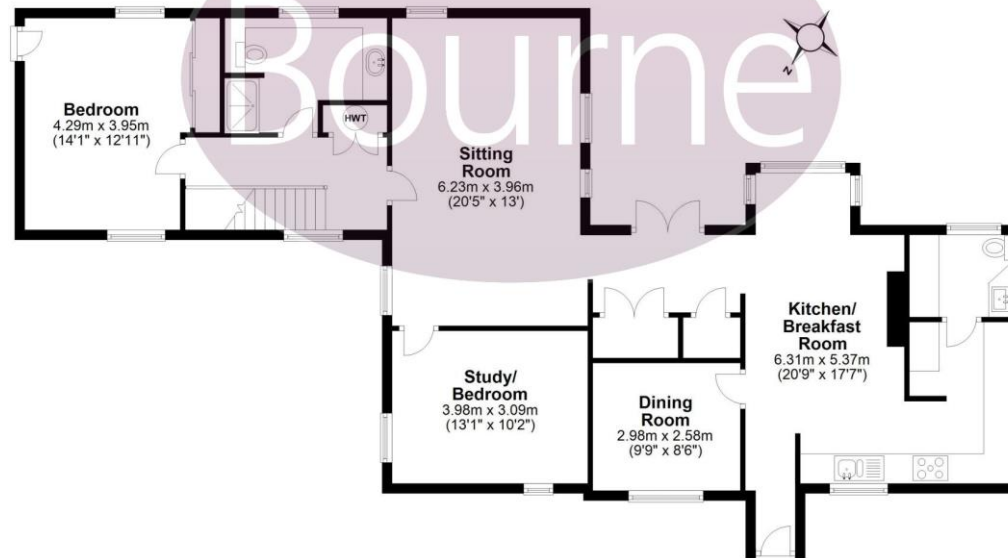
### Lower Ground Floor

Approx. 39.4 sq. metres (423.8 sq. feet)



### Upper Ground Floor

Approx. 115.7 sq. metres (1245.6 sq. feet)

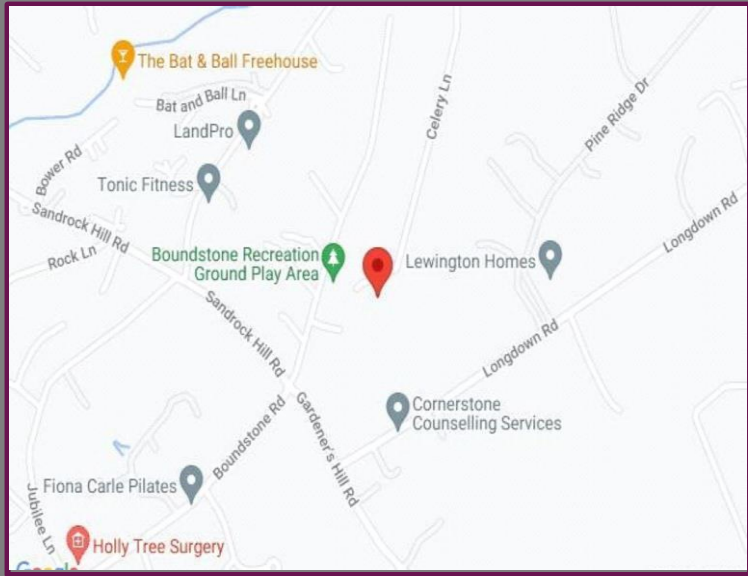


Total area: approx. 155.1 sq. metres (1669.4 sq. feet)

This plan is for layout guidance only.  
Measurements are for general guidance  
only and must not be relied upon

# Location

Burnt Hill Way is located to the southern side of Farnham. There are local parks, pubs and bus routes very close by and Farnham station is just over a mile and a half away.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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