

Bourne



Lynch Road, Farnham, Surrey

Price Guide £1,700,000



# Lynch Road, Farnham, Surrey

A spacious, refurbished detached, character family home set on a large south facing plot, in a highly desirable road close to the town centre and train station.

To the ground floor the inviting entrance hall has tiled flooring and leads through to the cloakroom, family room, living room and kitchen with the solid wood staircase leading to the first floor. The light and airy dual aspect family room has inset spot lighting and wood flooring. The charming living room has a feature brick fireplace with wood burning stove, wood flooring, inset spotlights and feature ceiling beams. This then opens through to the fabulous 25'8 double glazed conservatory which has under floor heating and motorized blinds, the conservatory enjoys unimpeded views onto the rear garden. The refitted kitchen has a range of cupboard and drawer units with an integrated oven, five ring gas hob and tiled flooring. The kitchen leads through to the garage, pantry, utility room and side door.

To the first floor the spacious light and airy landing leads to the four double bedrooms and refitted three piece family bathroom. The main dual aspect main bedroom has a newly fitted ensuite shower room. Bedroom two also has a newly fitted ensuite shower room and bedroom four has a wide range of fitted wardrobes and storage. All three bathrooms have towel heaters.

One of the outstanding features to this fabulous home is the tremendous, landscaped garden. This garden has been planted with 10 new fruit trees and a remotely controlled irrigation system for the whole garden. There is a paved terrace adjoining the property to the rear and side with secured side gate access. The garden is mainly laid to lawn and enclosed by mature shrubs and trees.

Outside to the front there is a gravel driveway for several vehicles leading to the garage which has a newly installed electric garage door.

Freehold  
Council Tax Band G

- Four double bedrooms
- Spacious entrance hall
- Double glazing
- New installed central heating boiler
- Central air conditioning
- Refitted kitchen
- Utility room and Pantry
- Two reception rooms and a Conservatory with under floor heating
- Plot approaching 0.5 acres
- Two ensuite shower rooms
- Family bathroom
- Cloakroom

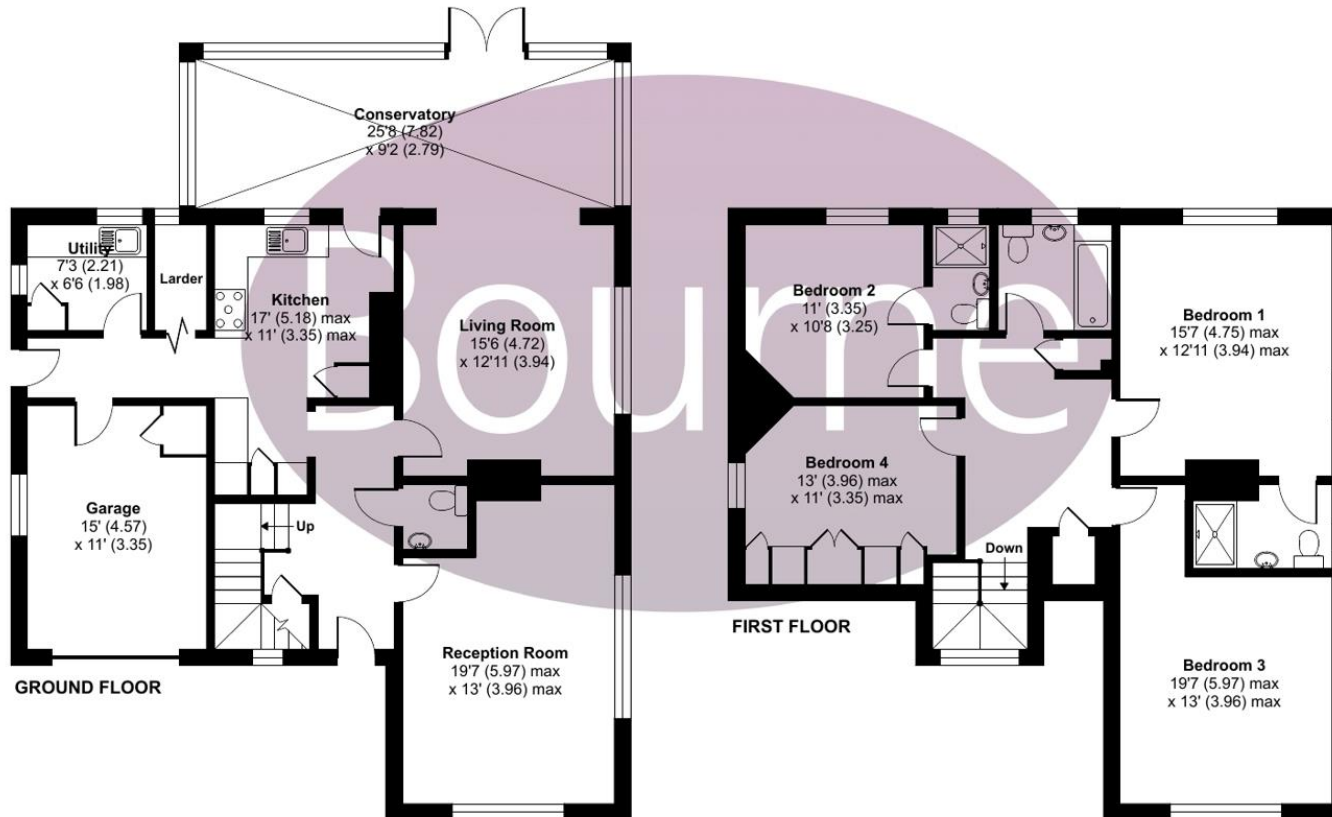


# Floorplan

## Lynch Road, Farnham, GU9

Approximate Area = 2308 sq ft / 214.4 sq m (includes garage)

For identification only - Not to scale

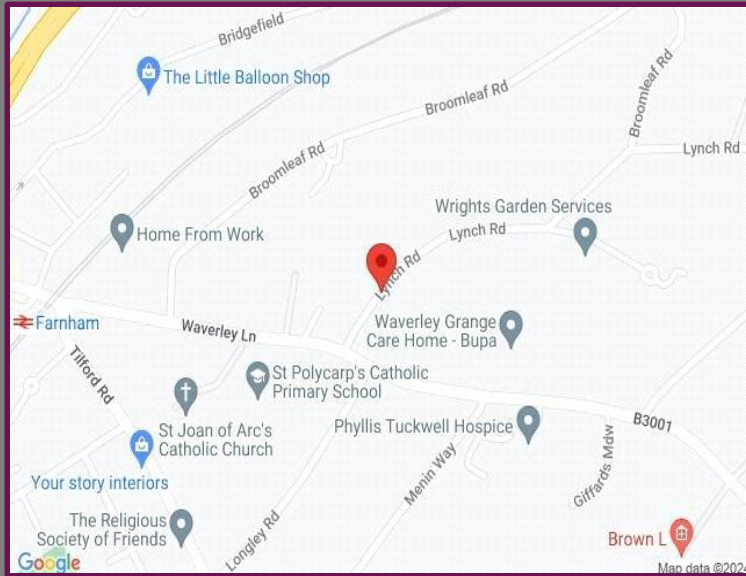


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Bourne Estate Agents. REF: 1080291



# Location

The property is located along one of Farnham's premier roads. There is an excellent choice of both state and private schools, including the highly regarded South Farnham School, Weydon Secondary School, Edgeborough and Frensham Heights. Excellent opportunities exist within the immediate area for walking, riding and cycling with much of the neighbouring land belonging to the National Trust, Forestry Commission and RSPB. There is also a good selection of golf courses in the area, including Hankley, Farnham, Hindhead and Puttenham, as well as sailing at Frensham Great Pond. Communications are first class with the A31/A3 providing links to London and the south coast. The A331 Blackwater Valley road links Farnham with the M3, M25 and Heathrow.



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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