

FOR SALE
Bourne
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Carpenters Way, Badshot Lea, Farnham, Surrey

A simply stunning detached home, siding onto paddock and grazing land, constructed in 2020, situated in a highly sought after cul-de-sac and available with a complete chain.

To the ground floor, the inviting entrance hall leads to the spacious front to back living room with double aspect, allowing for plenty of light. The kitchen/breakfast/dining room is beautifully presented and ideal for entertaining guests, featuring quartz work surfaces, breakfast bar, soft close modern units and neatly integrated appliances such as washer/dryer and dishwasher. You have the added bonus of a utility room and a downstairs cloakroom.

To the first floor, there are four well proportioned bedrooms and a family bathroom suite. The main bedroom has the added luxury of fitted wardrobes and its own en suite. bedroom two also has fitted wardrobes.

To the front, is driveway parking for multiple vehicles, leading to a garage. The garage benefits from loft space and shelf-racking, as well as access to the garden.

The south facing garden is a delightful feature and offers sensational views of open fields, mostly laid to lawn and has a patio adjoining the property The garden is enclosed by panel fencing and there is side gate access.

Freehold

Estate management charge approx. £250 per annum

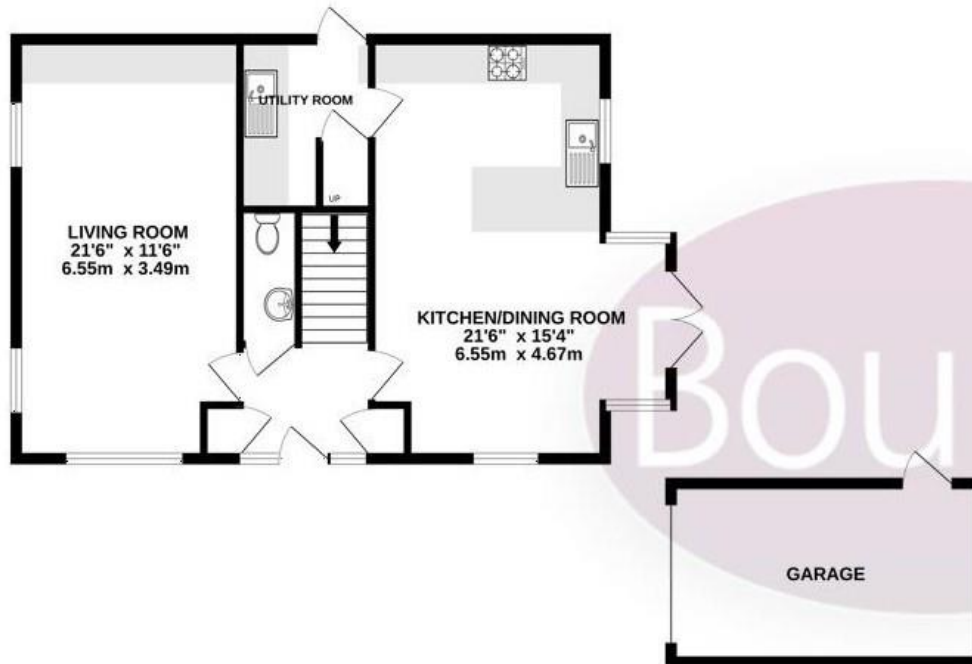
Council tax band F

- Four bedrooms
- Entrance hall
- Living room
- Kitchen/dining room
- Utility room
- Cloakroom
- Family bathroom
- Ensuite
- Private garden
- Double glazing
- Gas central heating
- Garage
- Driveway parking

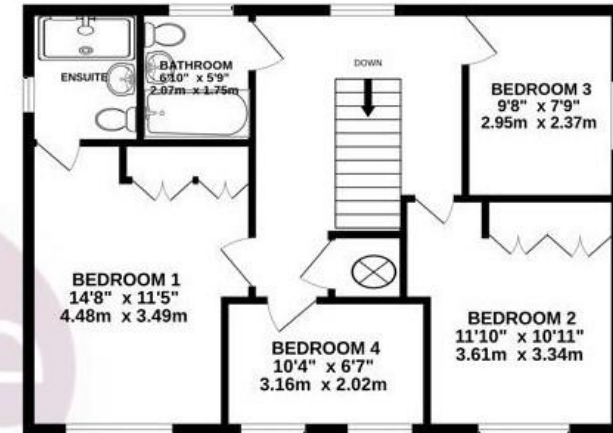


Floorplan

GROUND FLOOR
823 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



FOR ILLUSTRATIVE PURPOSES ONLY

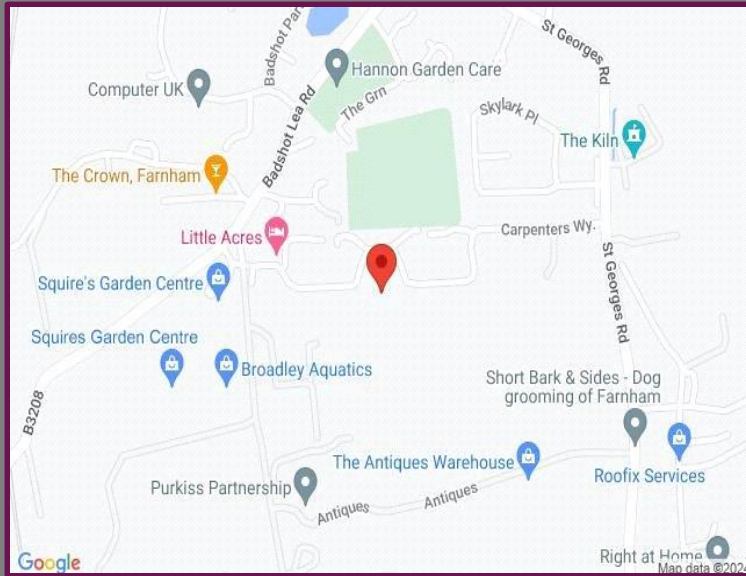
TOTAL FLOOR AREA : 1471 sq.ft. (136.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Location

Situated within a quiet, family friendly area, this property benefits from convenient access to a variety of amenities and transport links. There is a church, a reputable public house, local store and bus route all within a short walk from the home, with a popular garden centre and play park also in easy walking distance. Rated outstanding by Ofsted, All Hallows Catholic School is ideal for meeting children's educational needs, located approximately 1.3 miles from the home. Sainsbury's Supermarket is also within easy reach of the property. Ideal for commuting, major road links are accessible; including the A3, A31, A331. Two train stations, Farnham and Aldershot, are just over 2 miles from the home. Badshot Lea is a small Surrey village on the outskirts of Farnham.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(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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