



Underhill Lane, Lower Bourne, Farnham, Surrey

A truly charming and quintessential, extended, attached cottage, located in a tucked away tree lined unmade lane, in one of Lower Bourne's highly requested positions.

This stunning home retains many character features that include stripped wooden floors, exposed brick and feature fireplaces.

The property offers versatile accommodation over two floors, with the ground floor having been significantly extended over recent years, to create a fabulous split level kitchen, open plan living area with vaulted ceiling. There are two further reception rooms, one of which has and could be used as a third bedroom and a there is a downstairs shower room.

To the first floor there are two double bedrooms, one of which benefits from an en suite bathroom.

Outside, there are well established gardens with terracing and a variety of flowers and shrubs and a timber garage and driveway at the end for three/four vehicles.

Freehold
Council tax band E

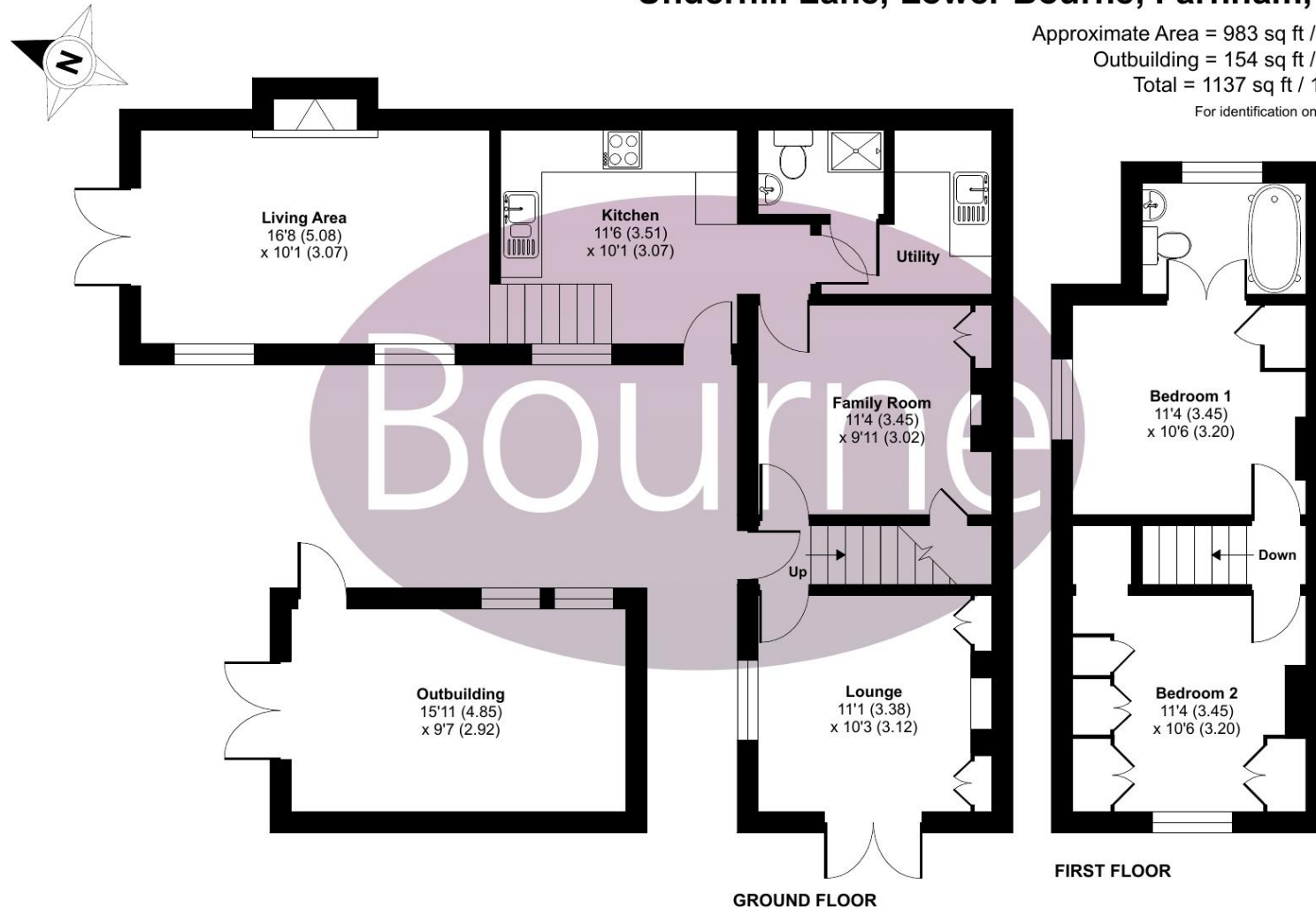
- Three bedrooms
- Two/three reception rooms
- Downstairs shower room
- Kitchen/living room
- Utility room
- Ensuite bathroom
- Gas central heating
- Garage
- Driveway for three/four vehicles
- Prime Lower Bourne location



Floorplan

Underhill Lane, Lower Bourne, Farnham, GU10

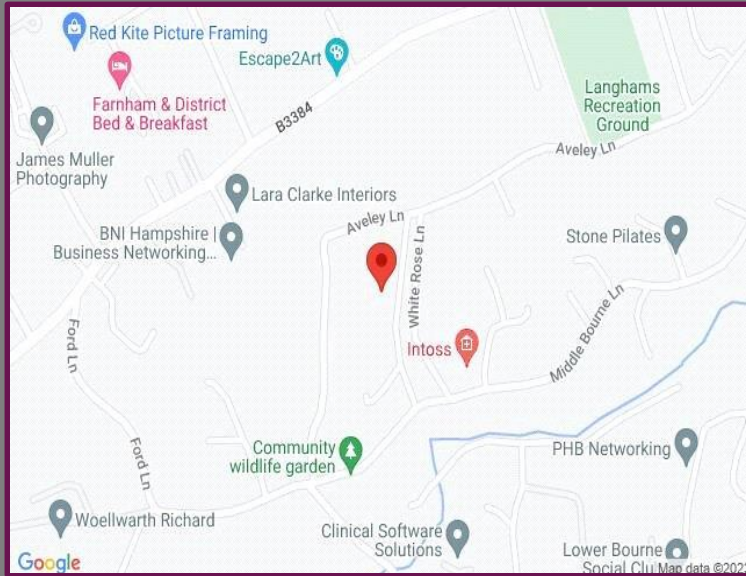
Approximate Area = 983 sq ft / 91.3 sq m
Outbuilding = 154 sq ft / 14.3 sq m
Total = 1137 sq ft / 105.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Bourne Estate Agents. REF: 960590

Location

The property is situated in a prime South Farnham location, ideally located for local recreation and other amenities which include, Bourne village shops, the Green and Bourne Woods. Farnham mainline station is approximately 1.25 miles away and provides trains to London Waterloo taking approximately one hour.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D		
(39-54) E	54	
(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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