



Longdown Road, Lower Bourne, Farnham, Surrey

Price Guide £1,175,000

Longdown Road, Lower Bourne, Farnham, Surrey

This stunning architect designed and refurbished house is accessed from a private lane, in a very desirable area of the Bourne. The house has not been offered to the open market since the 1960's.

The house sits centrally in a beautiful garden plot of 0.5 acres with far reaching views over forestry commission land.

It features split levels, with the entrance level hosting a light and spacious open-plan kitchen/dining/family room which has triple-aspect views, a utility room, and access to the garage.

Ascending the stairs leads to the next level, you'll find a sitting room with wood burner and terrace as well as access to a bedroom, and a shower room. The upper level completes the accommodation with two additional bedrooms and a new family bathroom. All the rooms have views of woodland beyond.

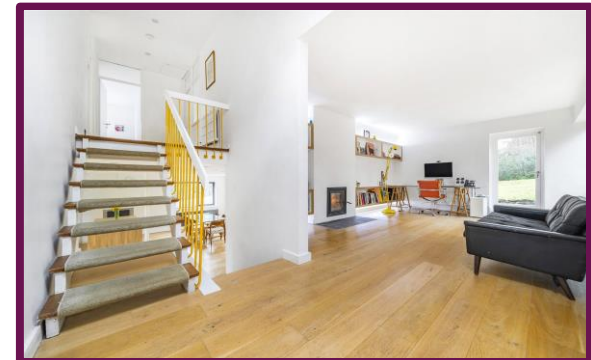
The house has recently been refurbished (2023) which added the new open plan kitchen, dining sitting area and new electrics.

Planning is approved (for perpetuity) to convert the garage into a home working space and for a solar array to the roof.

There is ample parking and turning, and the property is discreetly positioned ensuring a high level of privacy.

Freehold
Council Tax Band G

- Three Bedroom Detached
- Kitchen/Dining Room
- Utility Room
- Sitting Room
- Split Level Residence
- Shower Room And Bathroom
- Garage
- Private Location
- Vast Potential For Extending (STPP)



Floorplan

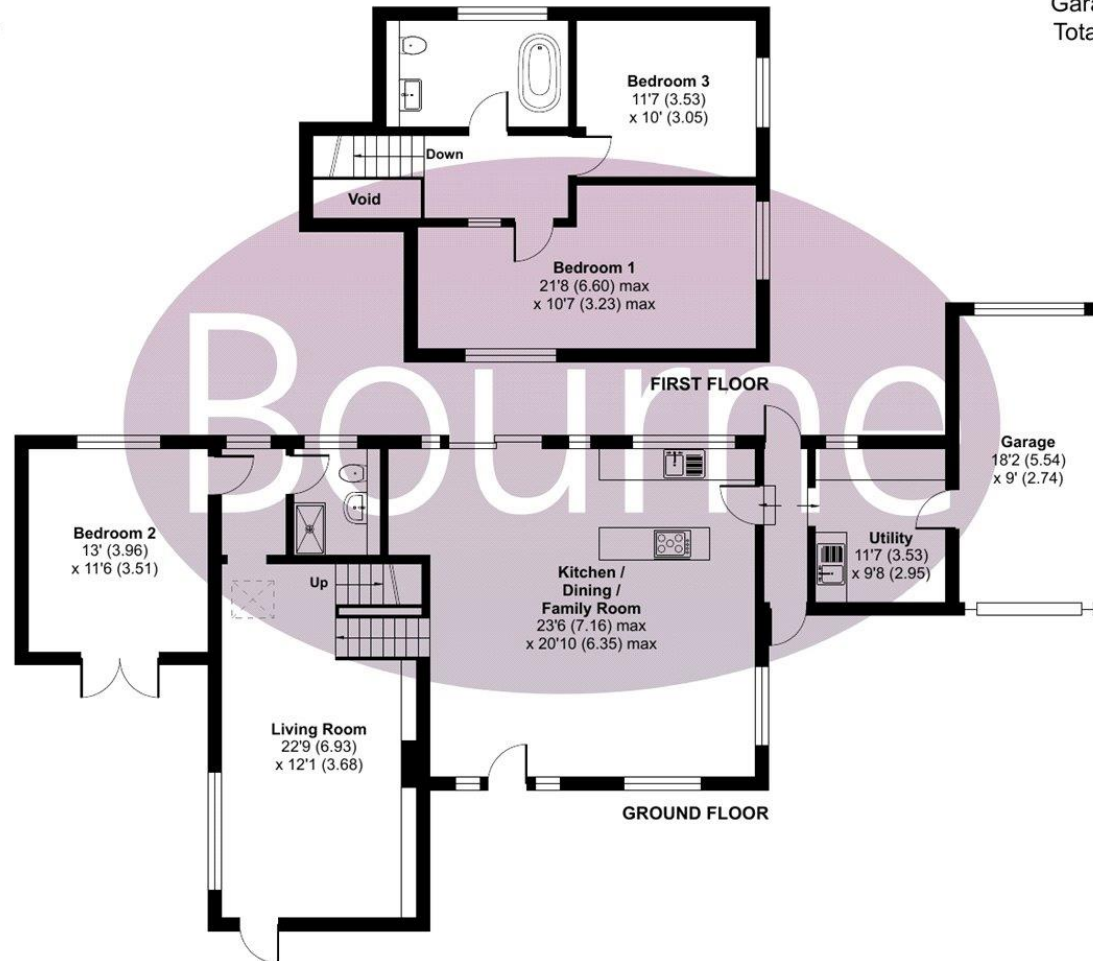
Longdown Road, Farnham, GU10

Approximate Area = 1604 sq ft / 149 sq m (excludes void)

Garage = 165 sq ft / 15.3 sq m

Total = 1769 sq ft / 164.3 sq m

For identification only - Not to scale

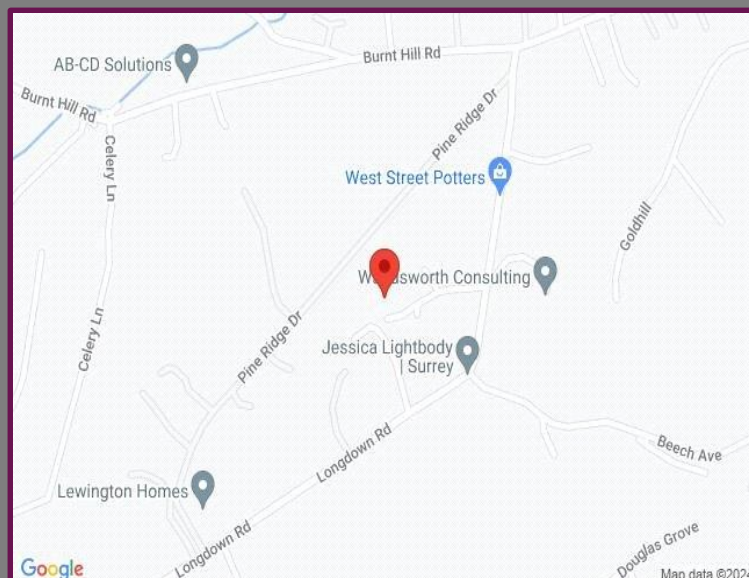


Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Bourne Estate Agents. REF: 1084475

Location

Nestled along a distinguished tree-lined road in the sought-after Lower Bourne area of South Farnham, this property enjoys a prime location. Farnham Mainline station is conveniently located approximately 1.6 miles away alongside the town offering a variety of shops and eateries. Longdown Road is also accessible to some of the areas finest state and private schools.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(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	
	49	72

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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