

Bourne



Echo Barn Lane, Farnham, Surrey

Price Guide £1,095,000



## Echo Barn Lane, Farnham, Surrey

A four-bedroom detached residence requiring upgrading. The ground floor encompasses a triple-aspect sitting room, a dining room, a utility room, a kitchen/breakfast room, and a downstairs WC.

The upper level features four well-proportioned bedrooms, with three of those positioned to the rear with pleasant views, access to the loft (which, in our opinion, could be converted subject to planning permission), and a shower room.

Outside, the property boasts approximately 0.28 acres of grounds, offering south-facing views, patio areas, and mature shrubs and bushes. The front includes a sweeping driveway, a detached garage and mature hedgerow for privacy from the lane.

Freehold  
Council tax band G

- Four Bedroom Detached
- Triple Aspect Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Downstairs WC
- Well-Proportioned Bedrooms
- 0.28 Acre Grounds
- Garage
- No Onward Chain



# Floorplan

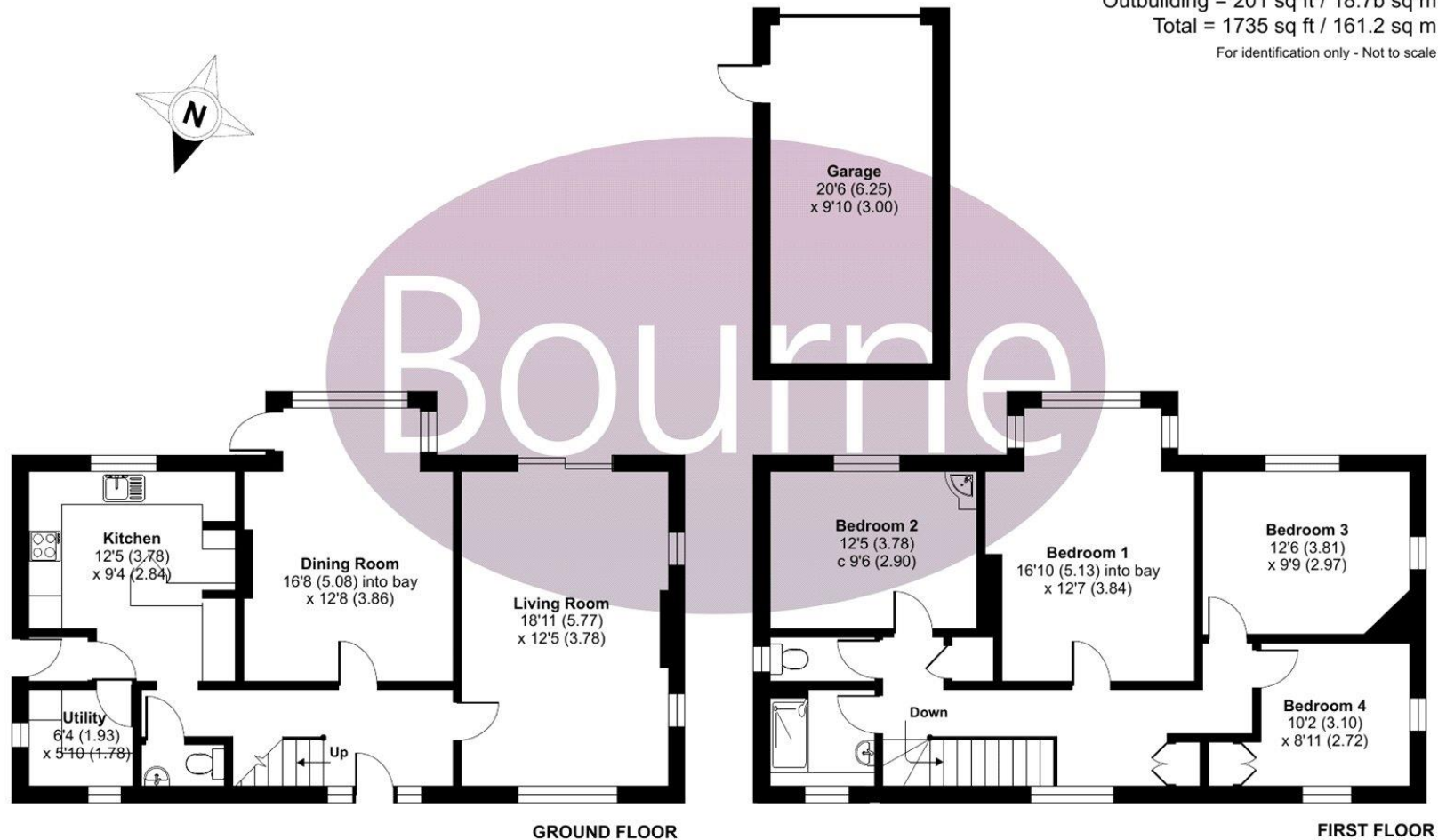
## Echo Barn Lane, Farnham, GU10

Approximate Area = 1534 sq ft / 142.5 sq m

Outbuilding = 201 sq ft / 18.7b sq m

Total = 1735 sq ft / 161.2 sq m

For identification only - Not to scale

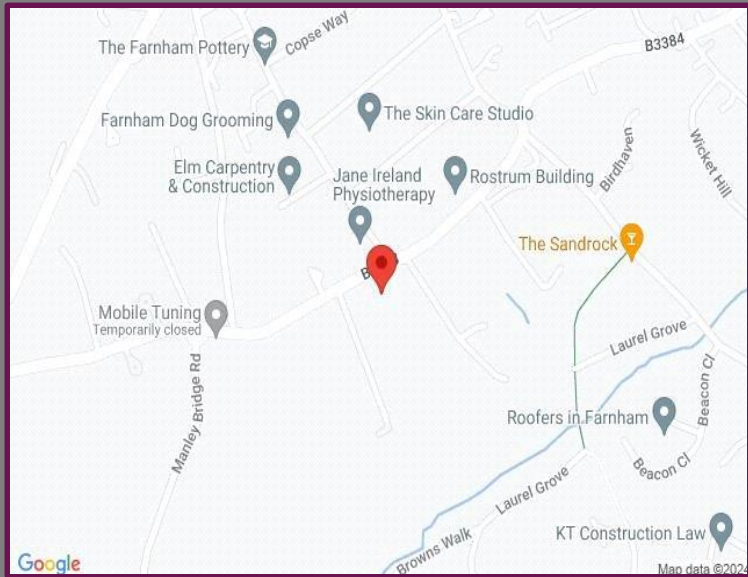


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nthecon 2023. Produced for Bourne Estate Agents. REF: 1076938



# Location

Echo Barn Lane is a well-regarded, well-established residential lane, located approximately a mile away from a variety of local amenities, including highly esteemed schools. The mainline station to London is conveniently situated just two miles away, and the picturesque Georgian town centre of Farnham offers a diverse array of shops, recreational and cultural facilities. Additionally, residents can enjoy the amenities of the David Lloyd Leisure Centre and explore Farnham's historic 300-acre deer park.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.



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