



The Bourne

Guide Price £1,100,000 (Freehold)

A wonderful, immaculately presented, extended 5 bedroom split-level detached property with accommodation approaching 2,300sq ft having a separate possible annexe, set in approximately one third of an acre, located in a sought after part of The Bourne, enjoying spectacular views of the Bourne Valley. EPC C



Entrance Hall with 'Solidor' front door, original parquet flooring, cupboard. Access to loft with pull down loft ladder. The large loft space is part boarded with hot water storage tank (new water heating system was installed three years ago). Water softener unit. Family bathroom - Bath with shower unit above, Huppe shower screen, w.c. and basin combination unit with storage, heated towel rail, large mirror unit, part tiled walls, tiled floor and window with plantation style shutters. Kitchen/Breakfast Room with a range of wall and floor units with Pippy oak doors in a frame with pewter door handles, under-unit led lighting, granite worktops, breakfast bar, integral dishwasher, fridge/ freezer, double oven, ceramic hob, extractor, sink with Franke tri-flow tap and water filter, tiled flooring with part underfloor heating, window with plantation style shutters. Bi-fold doors providing views over the Bourne. Part vaulted ceiling. Two Velux skylight windows, one with Velux blind. Utility room - tiled flooring, ample appliance space, units, sink, window with plantation style shutters with view to the front. Dining Room - Glass double doors. Parquet flooring currently covered in fitted carpet. Solatube sun tunnel. Steps down to Sitting Room with vaulted ceiling and far reaching views. Glass sliding double doors to terrace. Cream stone fireplace surround with solid oak mantle. Chimney (not currently in use). Gas fire. Study. Master Bedroom - Spacious master bedroom with French doors and Juliette balcony. Vaulted ceiling, exposed London Stock brickwork to one wall. Nolte

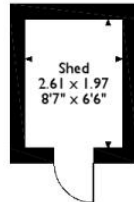
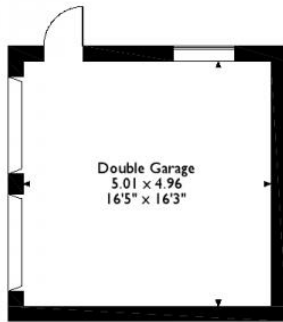
wardrobe with mirrored sliding doors, two Velux skylight windows, each with solar powered Velux blinds. En-suite bathroom: Bath, large walk-in shower, w.c with a range of storage cupboards, basin with sink storage unit, mirror cabinet with lighting and shaver socket, part tiled walls and tiled floor with under floor heating, two heated towel rails, vaulted ceiling, extractor, Velux skylight window, and further window with plantation style shutters. Bedroom 2 - A double room with fitted wardrobes and built-in cupboard. En-suite shower room with shower, w.c. and basin, corner cabinet, heated towel rail, Velux skylight window with electric closing and automatic rain sensor. Part tiled walls and extractor. Bedroom 3 - A double room overlooking the rear garden. Bedroom 4 Another double with a front aspect. Stairs down to possible annexe accommodation - Family room and Kitchenette containing units, sink, ceramic hob, integral dishwasher, cooker with microwave, fridge. French doors to a patio area and access to the south facing rear garden. Bedroom 5 A double fully tanked with wardrobe and under stairs storage cupboard. En-suite shower room: Shower, basin with sink storage unit, w.c. in a gloss grey cabinet with Saniflo unit, heated towel rail, mirror cabinet. Part tiled walls and tiled floor. Extractor.

- Beautiful split-level property
- 5 Bedrooms, 4 Bath/shower rooms

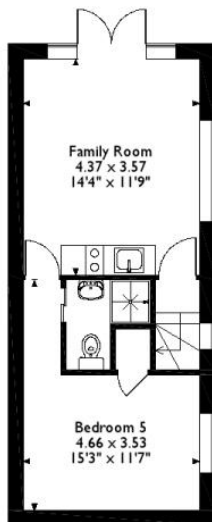
- Accommodation approaching 2,300sq ft
- Possible annexe accommodation

Floorplan

Approximate Gross Internal Area
 Main House = 206 Sq M/2217 Sq Ft
 Outbuilding = 5 Sq M/55 Sq Ft
 Garage = 25 Sq M/267 Sq Ft



Outbuilding



Lower Ground Floor

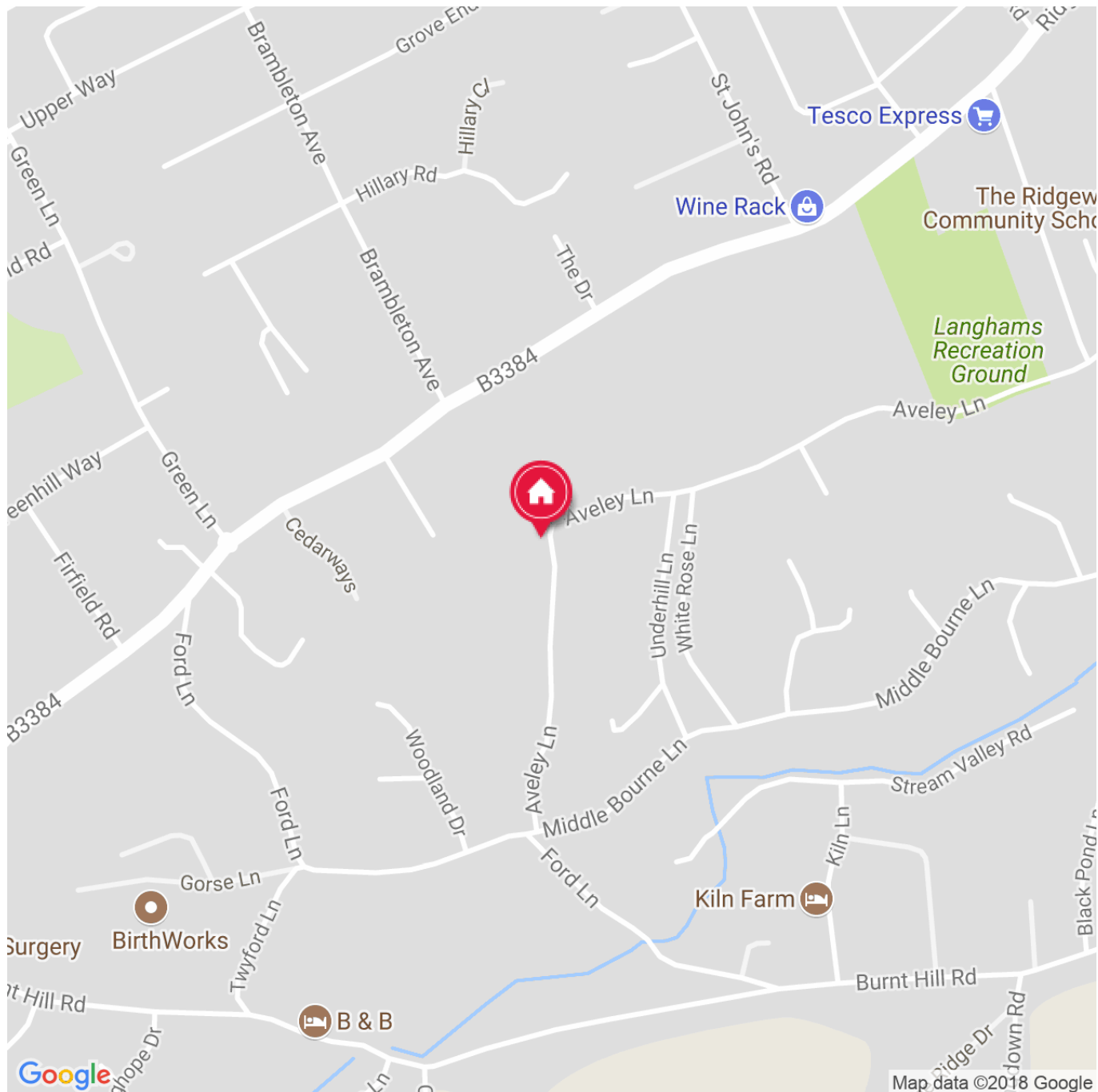


Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Directions

The property is located in a sought after quiet leafy lane in the popular village of The Bourne. Outstanding OFSTED rated schools are within walking distance, plus other local facilities such as Lower Bourne post office and The Green, Bourne Wood (a renowned film location), the Ridgway shops, Bourne Club (offering, tennis, squash, badminton and bridge), a public house, a veterinary clinic and a church. The main line station for trains direct to London Waterloo (55 minutes) is one mile away. Farnham town offers good shopping, recreational, cultural and further educational facilities including the University for the Creative Arts. The A31 giving access to the A3, A331 and M3 is less than a mile from the property and the area is surrounded by many miles of countryside for all outdoor pursuits.



IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.