

Price Guide £1,300,000

Farnham

28 Downing Street, Farnham, Surrey GU9 7PD
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London

Representative Office
119 Park Lane, Mayfair, London W1
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A most attractive and versatile, well appointed and refurbished detached period house set most convenient to local shops, well regarded schools, Farnham town centre and main line station

- Reception hall / inner Lobby
- Beamed sitting room
- Beamed dining room
- Superb well fitted & integrated kitchen / breakfast room
- Utility room
- Family room
- Master bedroom
- 5 further bedrooms
- 4 bath / shower rooms including 1 wet room, 1 en-suite shower room & 2 family bathrooms
- Play room / studio
- Underfloor heating throughout most of the ground floor
- Garage & driveway
- Landscaped gardens
- Potential Annexe

Dogflud House, 28 Frensham Road, Lower Bourne, Farnham,

LOCATION

- * Farnham town centre 1.2 miles (Waterloo from 53 minutes)
 - * Guildford 12 miles (Waterloo from 38 minutes)
 - * A31/A3 2 miles, London 40 miles
- (All distances and times are approximate)

SITUATION

* The property is situated within a moments walk of the centre of the highly desirable village of Lower Bourne, offering a store/post office, chemist, Public House, Doctors surgery, Veterinary clinic, the Bourne Green, Bourne Woods and the renowned South Farnham Infant School.

* The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafés and an excellent choice of restaurants including Brasserie Blanc, Bill's, Côte Brasserie, Pizza Express and Zizzi. There is a Waitrose, Sainsbury's, Leisure Centre, David Lloyd Club, local Rugby, Football and Tennis clubs, and Farnham's historic deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking, cycling and dog walking.

* There is an excellent choice of both state and private schools in the area including Edgeborough, Waverley Abbey, South Farnham School, Weydon Secondary School, Frensham Heights, St. Edmund's and Barfield.

* Further opportunities exist within the immediate area for walking, riding and cycling with much of the neighbouring land belonging to the National Trust. Sailing is also available at the nearby Frensham Great Pond.

* Communications are first class with the A31 and mainline station about 2 miles and the A3 about 7 miles. The A331 Blackwater Valley road links Farnham with the M3, M25 and Heathrow.

DESCRIPTION

* A most attractive and versatile, refurbished detached period house, set within walking distance of local shops, well regarded schools, Farnham town centre and main line station. Boasting many original and interesting features including an inglenook fireplace, original oak beams with additional beams from Charterhouse School, solid oak floorboards, staircase and original stripped pine doors. The property could also easily accommodate two potential annexes at either end of the property, if required (3 staircases).

KEY FEATURES INCLUDE:

* Door to open plan Reception Hall with large sky lantern, underfloor heating which continues throughout most of the ground floor. Cupboard

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housing newly installed Worcester boiler with new megaflo system throughout the house.

* Brand new integrated Wren kitchen/breakfast room comprising excellent range of wall length cupboards and drawers, additional ground level units, worktops, Corian sink unit, twin ovens, latest technology Induction hob with Wi-Fi, full height AEG fridge and freezer, integrated recycling and bins. French doors opening into the garden.

* Fine sitting room with feature inglenook fireplace housing wood burning stove, store cupboard, exposed ceiling beams, timber floor.

* Dining room with fireplace in brick surround, door to porch, triple aspect, French doors to outside.

* 17ft Family room, double aspect with newly installed bi-fold doors opening into the garden.

* Utility/kitchen with Corian sink unit, worktop and cupboards. Door to Cloak/Shower/Wet room with shower cubicle, w.c and wash basin.

* Stairs to first floor landing with doors to linen cupboard housing hot water tank.

* Master bedroom with en-suite shower room comprising shower cubicle, w.c and wash hand basin.

* 5 further bedrooms, 3 with the benefit of built-in wardrobes.

* 4 bath/shower rooms in total including ground floor wet room, en-suite shower room, as well as 2 further bathrooms comprising large L-shaped baths with overhead showers, glass screens, w.c.'s and wash basins.

* Play room/Studio/Bedroom with velux windows and access to eaves storage. This could easily be used as a potential annexe with the Utility/Kitchen and Shower/cloakroom below.

* The property would be ideal for working from home and benefits from brand new data wiring including 3 wireless points at ceiling height plus fibre broadband availability and low level lighting throughout. There is CCTV wiring to the outside, satellite and aerial cabling to a central point.

OUTSIDE:

* To the front the property is approached via a large gravelled driveway providing ample parking, leading to the single garage.

* Immediately outside to the rear of the property is a large secluded patio

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area with low brick retaining wall. The gardens are terraced with steps leading to the top area of lawn providing lovely views. Enclosed by panel fencing.

GENERAL

- * **Services** - All mains services. Gas central heating to radiators. Double glazing.
- * **Local Authority** - Waverley B.C., The Burys, Godalming GU7 1HR 01483 523333.
- * **Council Tax** - Band G with an annual charge for the year ending 31.03.19 of £3,145.86
- * **Tenure** - Freehold
- * **EPC rating** - D (63)

DIRECTIONS

* Leave Farnham via Firgrove Hill. At the traffic lights at the main crossroads, go straight across onto the Frensham Road and as you go down the hill, the property can be found down on the right hand side.

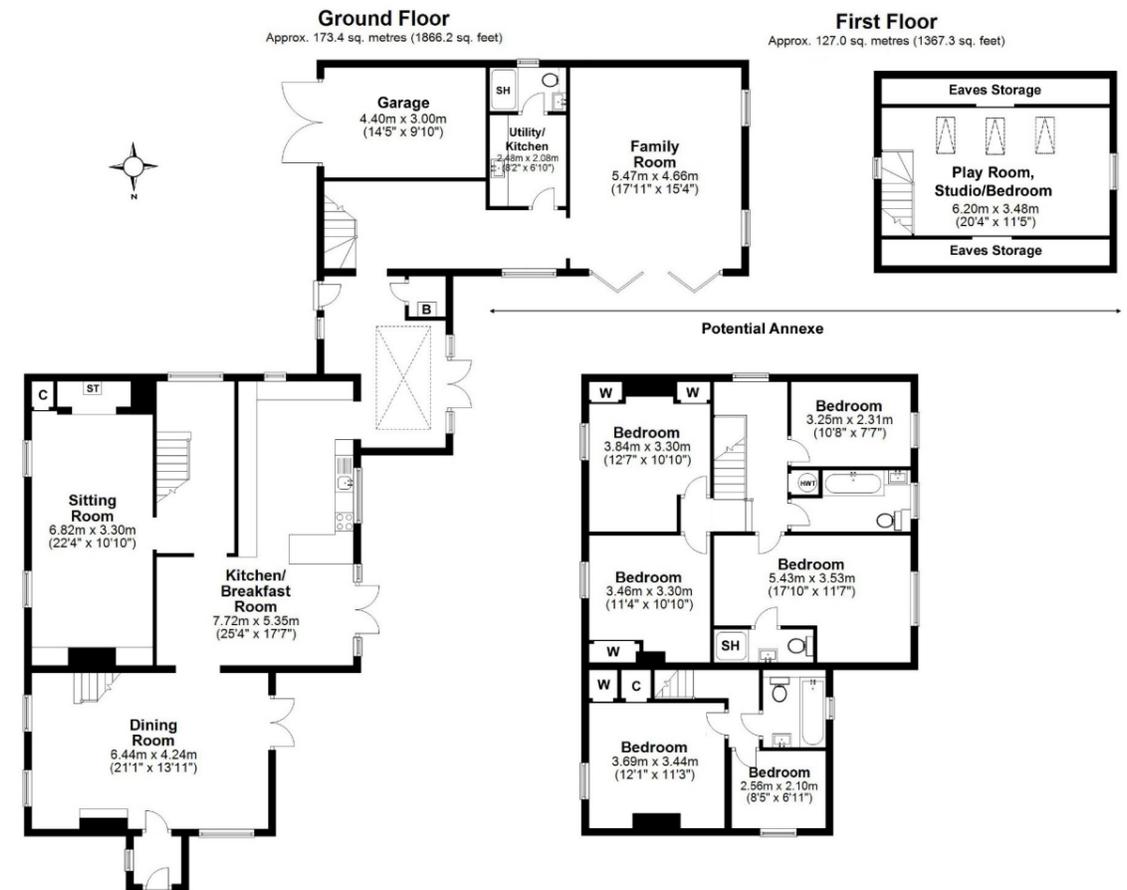
VIEWING

Viewing by prior appointment with Andrew Lodge Estate Agents, Farnham - Tel: 01252 717705 Opening hours 9a.m. - 6p.m. Monday to Friday, 9a.m. - 5p.m. Saturdays.

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. They are intended to give a fair description of the property but their accuracy is not guaranteed nor do they form part of any contract. All information should be verified by yourself and your professional advisors. We have not carried out a survey nor have we tested the services, appliances and specific fixtures and fittings. It must not be assumed that the property has all or any necessary planning permissions, building regulations or any other consents. Room sizes are approximate and they have been taken between internal wall surfaces and therefore include cupboards, shelves etc. Accordingly they should not be relied upon for carpets, curtains and furnishings.

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Frensham Road, Farnham, GU10 3PA



Total area: approx. 300.4 sq. metres (3233.4 sq. feet)
This plan is for layout guidance only.
Measurements are for general guidance
only and must not be relied upon

ANDREW LODGE
estate agents