



Longdown Road, Lower Bourne  
Farnham, Surrey, GU10



*Beyond your expectations*



# A fascinating 5 bedroom former coach house in 0.4 of an acre

**Hamptons International**

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5 bedrooms | en suite to master | family bathroom | sitting room | dining room | study/family room | large kitchen breakfast room | utility room | two entrance halls | 3/4 car garage block and workshop | separate studio/gym | ample parking | mature gardens | private location | NO ONWARD CHAIN

## Guide Price £1,150,000 Freehold

### Description

A fascinating part period 5 bedroom property built originally in 1905 with later additions being a former coach house now offering flexible and versatile accommodation ideal for a growing family in this charming and private location with mature grounds. The house has a light and airy feel throughout boasting some 3/4 reception rooms and overlooks its gardens and courtyard. There are some very comfortable rooms with a mixture of open plan and cosy areas. The house has some very interesting features whilst offering a degree of individuality and spacious rooms.

### Outside

The house is located in a totally private and quiet situation not visible from the road offering an excellent degree of privacy and seclusion. The house boasts the most attractive and mature gardens with ample lawn areas with mature trees and shrubs surrounding the house and at the boundaries. The property is approached along a private driveway leading up to a five bar gate opening to a centre courtyard with ample parking and turnaround. There is access to a substantial garage block with 3 closed garages and one open car port all with power and water supply. There is a good sized patio area adjoining the house ideal for relaxing and entertaining. Also there is a converted stable block (with power and water supply and part provision for drainage) offering a number of uses including separate office or hobbies room and this could be improved further to provide additional accommodation subject to planning permission. In all a

super and interesting house with numerous outbuildings and tucked out of the way with grounds totalling some 0.4 of an acre.

### Location

The property is located in a private position within an area of Lower Bourne in the favoured southern side of Farnham. Lower Bourne is ideally located with local shops and a wide variety of leisure facilities nearby including the Bourne Green. There are thriving local pubs, doctor's surgery, and recreation ground with play area. Two leisure centres, one of which is a David Lloyd gym and spa, several golf courses, cricket clubs, the Bourne Tennis Club, Frensham Ponds sailing club. Frensham Common, the Bourne Woods & Alice Holt Forest are all within easy reach offering opportunities for walking, riding and cycling. Farnham offers a comprehensive range of shops, pubs and restaurants as well as a mail line railway station to London Waterloo. The A31 at Farnham gives access to the A3 and M25 and also the A331 connecting you to the M3 and the rest of the national motorway network and the south coast. Heathrow and Gatwick are accessible by train and car from this location.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

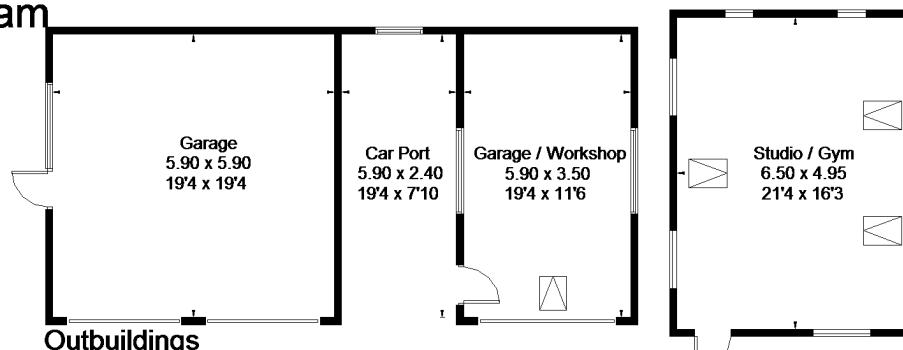
# Longdown Road, Lower Bourne, Farnham

Approximate Gross Internal Area = 254.7 sq m / 2742 sq ft

Outbuildings = 87.6 sq m / 943 sq ft (Excluding Store)

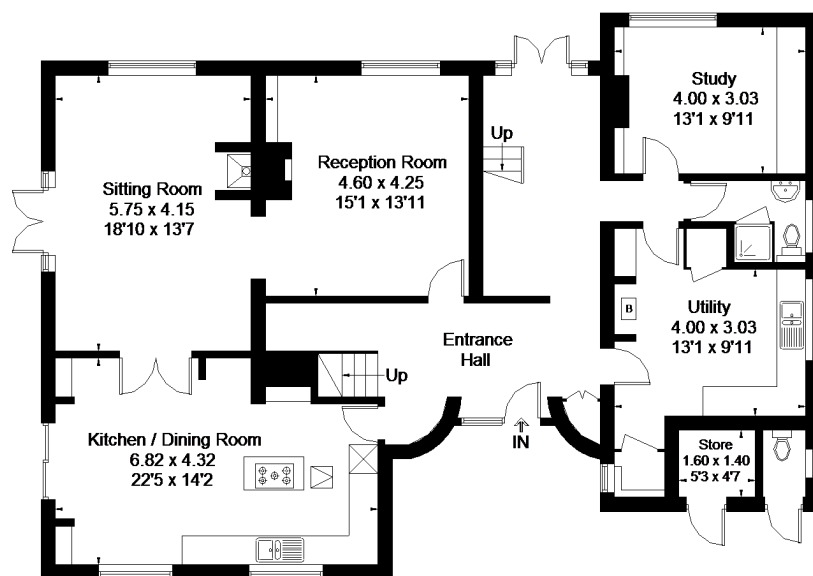
External Store & WC = 3.7 sq m / 40 sq ft

Total = 346 sq m / 3724 sq ft

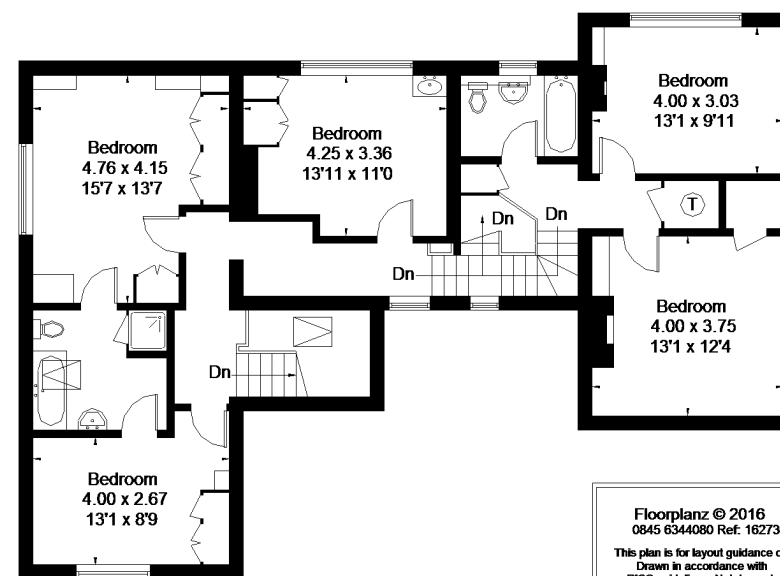


**Outbuildings**

(Not Shown In Actual Location / Orientation)



**Ground Floor**



**First Floor**

Floorplanz © 2016  
0845 6344080 Ref: 162736

This plan is for layout guidance only.  
Drawn in accordance with  
RICS guidelines. Not drawn to  
scale, unless stated. Windows &  
door openings are approximate.  
Whilst every care is taken in the  
preparation of this plan, please check  
all dimensions, shapes & compass  
bearings before making any  
decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



