



6 Pannells, Lower Bourne

Farnham

Guide Price **£1,200,000**

ANDREW LODGE

estate agents



6 Pannells

Lower Bourne, Farnham

An appealing 4 bedroom detached family home, spaciouly designed and occupying a delightful plot within a small select cul-de-sac in the highly popular village of Lower Bourne

- 4 bedrooms
- 3 bath/shower rooms (2 en-suite)
- Sitting room
- Study
- Kitchen/dining room
- Utility and cloakroom
- Integral double garage
- Delightful gardens
- Approx 0.27 of an acre

Front doors leads to the welcoming reception hall with engineered oak flooring and oak staircase gently rising to the first floor, useful cloaks/store cupboard and two-piece cloakroom suite. Doors to the following rooms: Double aspect sitting room with attractive log burning stove and patio doors to the rear garden. Good sized Study with desk unit and range of cupboards. Beautifully fitted kitchen with a wealth of eye and base level units, one and a half bowl sink unit, quartz worktops and central island, integrated dishwasher, Range style cooker and extractor hood. Through to the dining/family area. A useful utility room with additional units, plumbing for washing machine and cupboard housing the Worcester gas fired boiler, completes the ground floor.



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Landing gives access to: 4 bedrooms. The master bedroom benefits a spacious dressing room and en-suite bathroom in classic white. Second en-suite bathroom services the second/guest bedroom. A luxury shower room completes the first floor accommodation.

A large driveway provides an abundance of parking and turning for numerous vehicles. Double garage with twin electric up and over doors, electric car charging point. Delightful rear garden with Indian sandstone paved patio areas ideal for entertaining and al fresco dining, large area of lawn, mature borders screened by mature hedging, shrubs and trees. The whole extends to approximately 0.27 of an acre offering a high degree of privacy and seclusion. Timber outbuilding (4.29m x 3.05m), power and light. Log stores.

General:

Services - Mains water, electricity and drainage. Gas central heating.

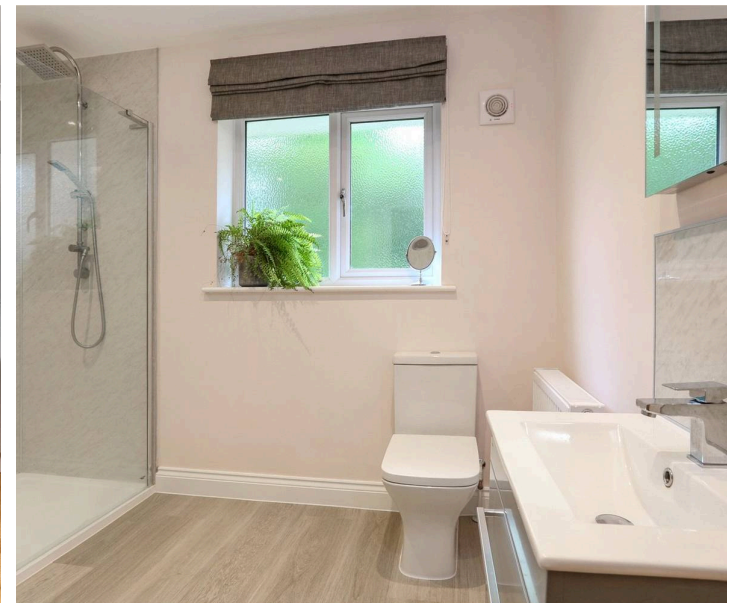
Local Authority - Waverley B. C., The Burys, Godalming GU7 1HR
01483 523333

Council Tax - Band G with an annual charge for the year ending 31.03.26 of £4,135.38

EPC rating - C

Tenure Freehold

Mobile data available. Superfast broadband.





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Situation

The property is situated to the south of Farnham in the extremely sought after village of Lower Bourne, offering a store/post office, chemist, public house, Doctors surgery, Veterinary clinic and the Bourne green. The Bourne Woods are within a moment's walk providing wonderful opportunities for outdoor pursuits.

Farnham

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. 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.

Schools

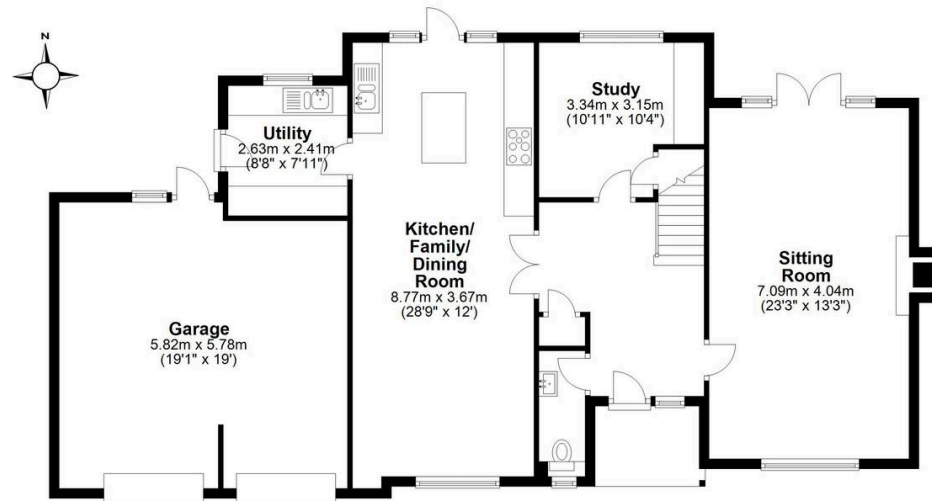
There is an excellent choice of both state and private schools in the area including the renowned South Farnham School, Weydon Secondary School, Edgeborough, Frensham Heights and Barfield.



Pannells, Farnham, GU10 3PB

Ground Floor

Approx. 128.4 sq. metres (1381.7 sq. feet)



First Floor

Approx. 102.0 sq. metres (1098.0 sq. feet)



House area: approx. 196.8 sq. metres (2118.3 sq. feet)
Garage & Outbuilding area: approx. 45.6 sq. metres (490.8 sq. feet)
Total area: approx. 242.4 sq. metres (2609.1 sq. feet)

This plan is for layout guidance only.
Measurements are for general guidance
only and must not be relied upon

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