



Chaveney, 6 Longdown Close, Lower Bourne

GU10 3JN

Guide Price **£1,800,000**

ANDREW LODGE

estate agents



Chaveney, 6 Longdown Close

Lower Bourne, Farnham

A handsome Edwardian 5 bedroom detached family home with period charm and generous accommodation in beautiful grounds extending to approximately 0.57 of an acre – no onward chain

- 5 bedrooms
- 3 bath/shower rooms (2 en-suite)
- Sitting room
- Family/dining room
- Kitchen/breakfast/family area
- Cloakroom & utility room
- Badger barn double garage
- Parking for numerous vehicles
- Beautiful gardens approx. 0.57 of an acre

A beautifully presented, elegant Edwardian residence offering an outstanding blend of period charm, spacious accommodation arranged over three floors and wonderful grounds extending to approx. 0.57 of an acre. Complimented by an impressive Badger barn double garage, nestled in the highly sought after village of Lower Bourne.

Front Door to: Spacious reception hall with staircase to first floor, useful store cupboard.

Cloakroom: Modern suite in classic white.

Sitting Room: Front aspect into attractive bay, log burning stove with attractive surround. Glass double doors to:



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Dining/Family Room: Triple aspect.

Kitchen/Breakfast/Family Area: Double aspect, beautifully fitted with a wealth of fitted units, Quartz worktops and Miele appliances including a conventional/steam oven, further oven and warming drawer, integrated fridge/freezer, pull out larder cupboards, large central island, induction hob and extractor hood. Sink unit and Quooker tap, integrated dishwasher, bin store and attractive electric fire.

Utility Room: Side aspect, sink unit, plumbing for washing machine and space for tumble dryer, eye and base level units. Door to: **Porch:** Door to boiler cupboard, Vaillant gas fired boiler. Door to outside:

First Floor - Landing, built-in cupboard.

Master Bedroom: Double aspect, large walk-in wardrobe/dressing room. Double doors to Juliet balcony. **Luxury**

En-Suite Shower Room: Large walk-in shower with glass screen, twin vanity wash hand basins with cupboards under, WC, heated towel rail, part tiled walls.

2 further bedrooms.

Family Bathroom: Panel enclosed bath, separate shower with glass screen, WC, vanity wash hand basin, part tiled walls, heated towel rail.

Staircase to Second Floor - Landing with eaves storage.

Bedroom: Triple aspect, lovely outlook. **Luxury En-suite Shower Room:** Large walk-in shower, vanity wash hand basin, WC, heated towel rail, part tiled walls. **Bedroom/Sitting Room:** Double aspect, delightful outlook.





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Outside - Front: Five bar timber gate to sweeping driveway, providing parking and turning for numerous vehicles.

Badger Barn Double Garage: Twin double doors, power and light, storage above. Hydraulic scissor lift and air compressor by separate negotiation. Additional parking in front of barn for 2/3 vehicles.

Electric Charger Point: Located by the back door, along with outside power and light, hot and cold water tap.

Outside - Rear: Wonderful rear gardens laid predominantly to lawn, interspersed with mature borders. Attractive paved seating area ideal for entertaining and al fresco dining, screened and enclosed by mature hedging - rhododendrons, azaleas, shrubs, trees and a large specimen Japanese maple; offering a good degree of privacy and seclusion. The whole extending to approx. 0.57 of an acre. **Timber Shed:** Power and light.

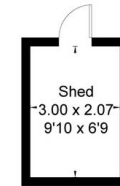
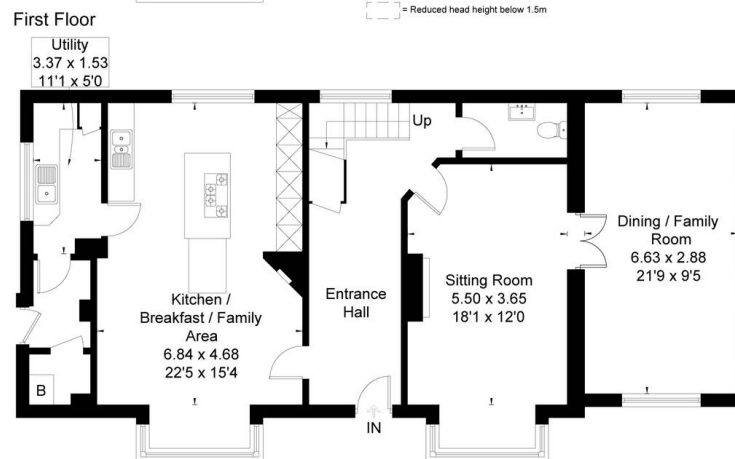
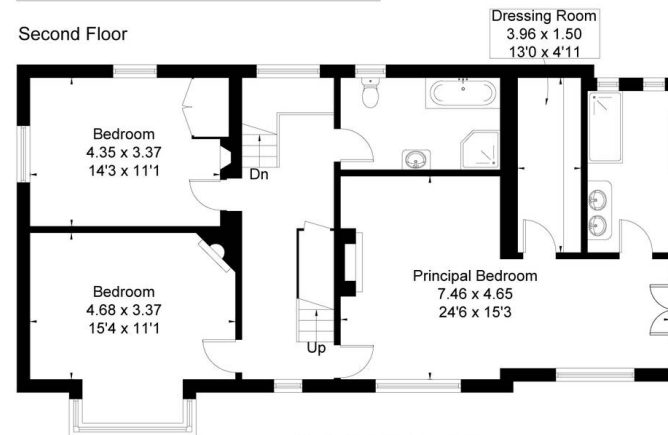
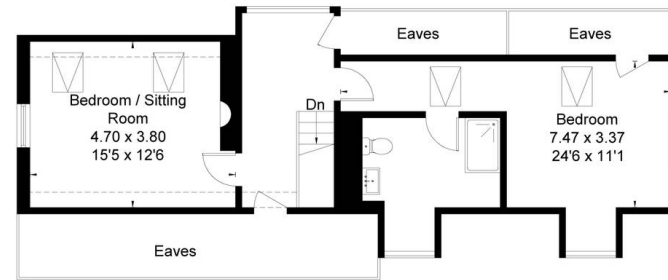
Badger Barn Outbuilding: Power and light in two sections with garden store to rear (potential home office).

General

Services - Mains water, gas and electricity / 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 / Tenure - Freehold / EPC rating - D / Mobile signal available. Superfast broadband (via Ofcom).



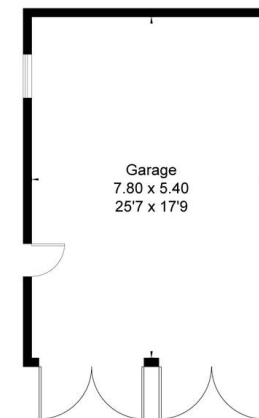
Approximate Floor Area = 272.9 sq m / 2937 sq ft
 Garage = 42.1 sq m / 453 sq ft
 Outbuildings = 13.4 sq m / 144 sq ft
 Total = 328.4 sq m / 3534 sq ft (Excluding Shed)



(Not Shown In Actual Location / Orientation)



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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #104080

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