



21 Boundstone Road, Farnham

Surrey, GU10 4TW

Guide Price **£1,350,000**

ANDREW LODGE

estate agents



21 Boundstone Road

Farnham

A beautifully renovated family home with exceptional flexibility

- 4 bedrooms (two en-suites)
- Living room
- Snug
- Open plan kitchen, dining and family room
- Family bathroom
- Study
- Utility room
- Private enclosed garden
- Driveway parking
- Garage

A superb family home that combines stylish contemporary living with genuinely flexible accommodation within close proximity to schools. Designed with modern family life in mind, the property offers an impressive range of reception spaces alongside an open-plan kitchen, dining and family room. This sociable heart of the home is perfectly suited to everyday family life, while the bifold doors provide a seamless connection to the privately enclosed garden and creates an ideal setting for entertaining.

21 Boundstone Road is a particularly appealing home for buyers seeking a property that has already been thoughtfully renovated, while retaining the flexibility to adapt to changing family needs.



The Ground Floor: The welcoming ground floor has been thoughtfully configured to provide a choice of spaces for both formal entertaining and relaxed family living. The formal living room provides a comfortable and elegant principal reception space, while the separate Snug offers a more informal area for family downtime and, thanks to its position next to the downstairs shower room, could readily be adapted for use as a guest bedroom, creating valuable single-level flexibility. The study provides an excellent dedicated workspace.

At the centre of the home is the impressive open-plan kitchen, dining and family room. Beautifully appointed and designed around a generous central island, the kitchen provides a natural gathering point for family and friends. There is ample space for dining and comfortable seating, creating one large, versatile room equally suited to busy mornings, relaxed evenings and entertaining. Bifold doors open directly onto the privately enclosed garden, bringing natural light into the space and creating a wonderful connection between the house and garden during the warmer months. A separate utility room with the benefit of a water softener serving the property, provides useful practical space away from the main kitchen, while the downstairs shower room adds further convenience and flexibility.

The First Floor: The first floor provides four bedrooms, making this an ideal home for a growing family. Two of the bedrooms benefit from their own en suite shower rooms, while the remaining bedrooms are served by a well-appointed family bathroom. The thoughtful arrangement provides a combination of private bedroom accommodation and flexible family space, with the additional ground-floor accommodation offering further possibilities as needs change.





Outside: The property enjoys a privately enclosed garden, with the principal areas laid predominantly to lawn. The garden provides an attractive backdrop to the open-plan living space and plenty of room for outdoor dining, entertaining and family activities. To the front, there is driveway parking together with a garage, providing useful parking with an EV charger and storage.

General: Services – All mains services. Gas fired central heating. Underfloor heating serving the ground floor (except the bathroom) / Local Authority – Waverley B.C., The Burys, Godalming GU7 1HR 01483 523333 / Council Tax – Band G with an annual charge for the year ending 31.03.27 of £4,338.18 / Tenure – Freehold / EPC Report – C / Mobile signal available, Ultrafast broadband available (via Ofcom)

Situation: The property is situated in Boundstone, most convenient to the village of Rowledge with local shops, post office, recreation ground with popular tennis and cricket clubs and playground, doctors' surgery, public house and church. 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, REEL cinema, 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.



Boundstone Road, Farnham, GU10 4TW

Ground Floor

Approx. 108.7 sq. metres (1169.5 sq. feet)
(excluding Garage)



First Floor

Approx. 70.6 sq. metres (760.3 sq. feet)



House area: approx. 179.3 sq. metres (1930.0 sq. feet)

Garage area: approx. 27.6 sq. metres (297.1 sq. feet)

Total area: approx. 206.9 sq. metres (2227.1 sq. feet)

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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Directions: Leave Farnham via the A287 Firgo Hill. At the traffic lights turn right into Ridgway Road and continue into Shortheath Road. Pass over 2 mini roundabouts and at the staggered crossroads turn left into Sandrock Hill Road. Continue down the hill and up, bearing right at the top into Boundstone Road. Number 21 can be found along on the left hand side.