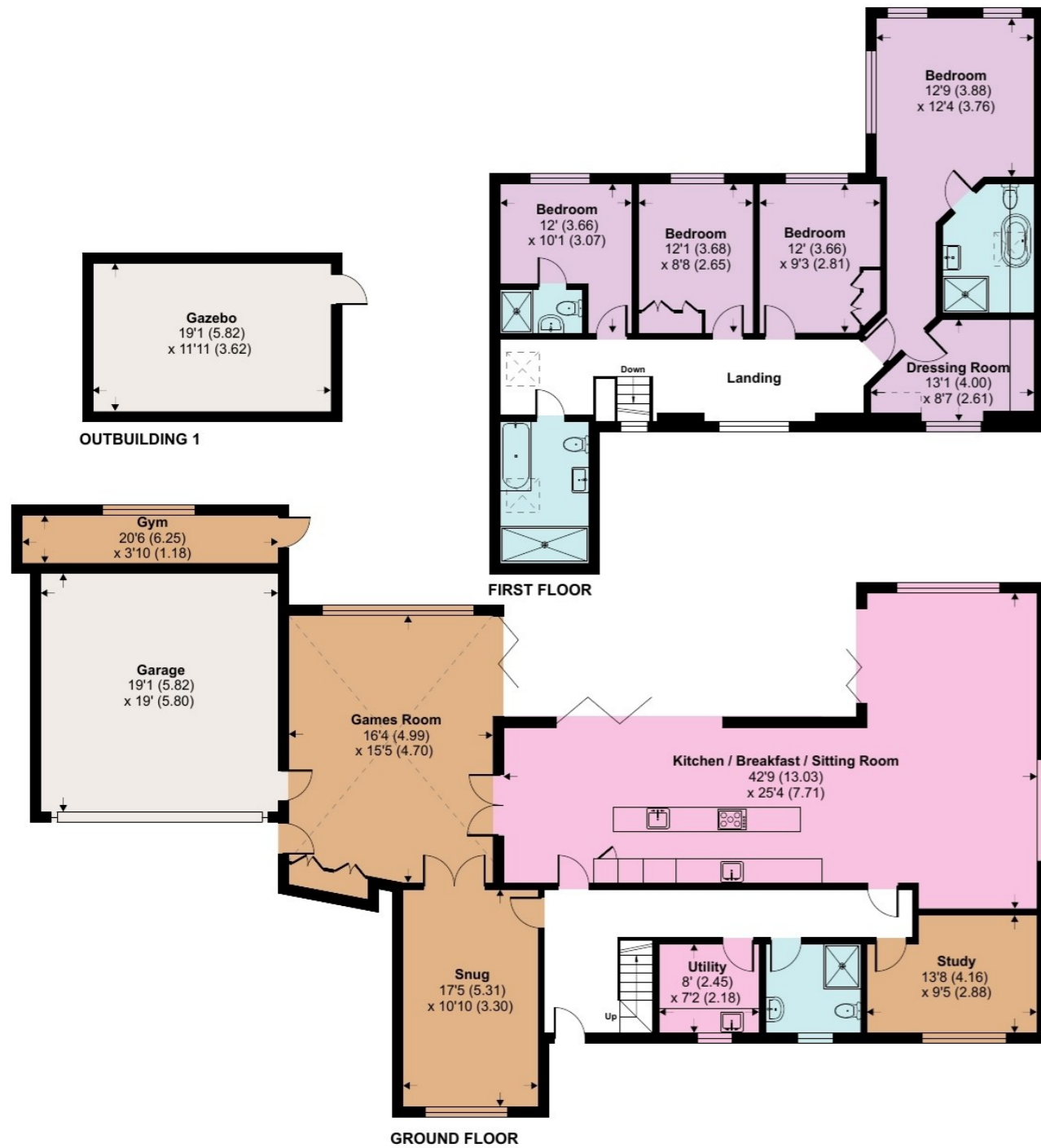


Latchwood Lane, GU10

Approximate Area = 2727 sq ft / 253.3 sq m
 Limited Use Area(s) = 42 sq ft / 3.9 sq m
 Garage = 363 sq ft / 33.7 sq m
 Outbuildings = 306 sq ft / 28.4 sq m
 Total = 3438 sq ft / 319.3 sq m
 For identification only - Not to scale

Denotes restricted head height



LATCHWOOD LANE, LOWER BOURNE, FARNHAM, SURREY, GU10

Offers in excess of £1,375,000

Stunning family home, offering high specification living within walking distance to the Bourne Woods and South Farnham Infant School.

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ACCOMMODATION

- High specification kitchen/breakfast/sitting 'hub' room
- Four reception rooms
- Turnkey living
- Vaulted principal bedroom suite
- Guest bedroom and two further double bedrooms
- Large inviting entrance hallway
- Immaculately presented
- South Farnham prime road
- Walking distance to Farnham
- Oak framed gazebo/garden room with bar



DESCRIPTION

Forest View is an impressive home that has been refurbished and redesigned by the current owners.

This spectacular family home offers trendy turnkey living that is located within an area of prime South Farnham, only moments away from the Bourne Green and South Farnham Infants School.

The high specification accommodation is spacious throughout, perfect for family and/or multi-generational living.

Upon entering, there is a large entrance hallway, incredible bespoke 42' triple aspect open plan kitchen/breakfast/sitting room hub with huge central island with polished concrete, Rais Stove wood burner, two sets of bifolding doors and underfloor heating. There is an adjoining games/family room with underfloor heating and coats/boot cupboard with access to integral double garage, snug room with log burner, utility room, study room and downstairs shower room.

To the first floor, there is an impressive vaulted double aspect principal bedroom suite with dressing room and en suite bathroom with separate shower, guest bedroom with en suite shower room, two further double bedrooms, large landing area and family bathroom.



Outside

The property sits back from the road with a tarmac driveway providing ample parking for several vehicles and the front is enclosed by mature hedging. Towards the rear of the property there is a large level garden that is well screened on all sides providing utmost privacy. There is an Indian Sandstone patio that expands the length of the property, a detached oak framed gazebo with bar area and log burner, gym/storage room, raised flower/shrub beds, courtyard area and children's tree house.

LOCATION

This is located within an area of the Bourne, in the favoured southern side of Farnham. Latchwood Lane is a quiet, private lane situated in one of the most desirable positions on the south side of Farnham with immediate access to the Bourne Woods. The Bourne has a great village community with convenience store, The Fox Pub, chemist, doctor's surgery, veterinary clinic, tennis courts, cricket green and club and a local church. The immediate surrounding area boasts many miles of open countryside much of which is under the ownership of The National Trust and is ideal for walking, riding and other country pursuits. There is a choice of good golf courses nearby, sailing at Frensham Ponds and the south coast is easily accessible.

Farnham is just under 2 miles to the north and offers a comprehensive range of shopping, cultural and leisure facilities with a good variety of pubs and restaurants. There is a mainline station to Waterloo within 53 minutes and good road links to the M3 and M25 via the A31 and A3. There is a good range of state schools surrounding the area including Bourne Infant School and South Farnham School, and private schools such as Edgeborough School, More House School and Frensham Heights.

LOCAL AUTHORITY

Waverley Borough Council, Farnham | Council Tax Band F

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.

