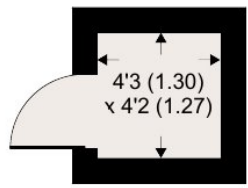
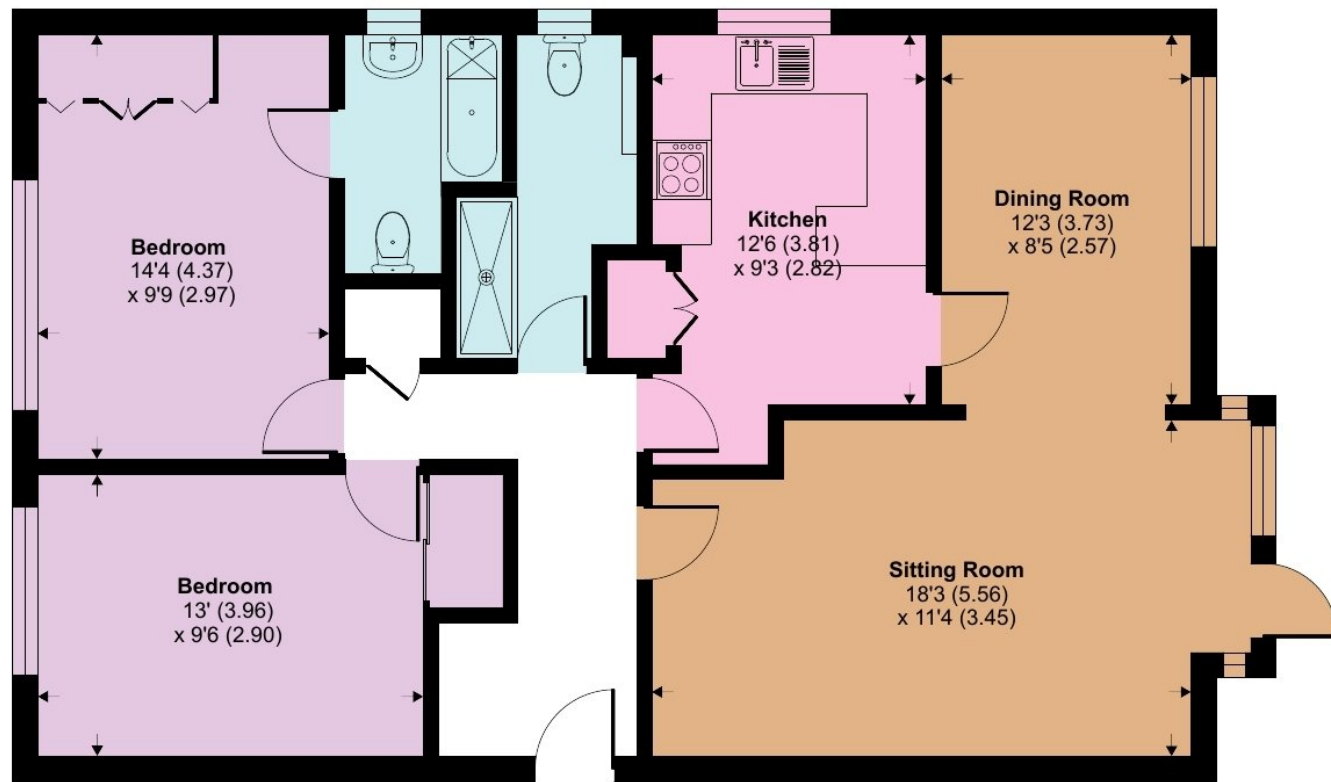
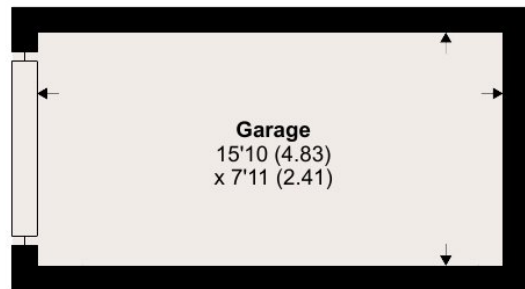


Latchwood Lane, Lower Bourne, Farnham, GU10

Approximate Area = 961 sq ft / 89.2 sq m
Garage = 127 sq ft / 11.7 sq m
External Storage = 18 sq ft / 1.6 sq m
Total = 1106 sq ft / 102.7 sq m
For identification only - Not to scale



EXTERNAL STORAGE



GROUND FLOOR



Latchwood Lane, Lower Bourne, Farnham, Surrey, GU10

Offers in excess of £340,000

A very well presented two bedroom ground floor apartment situated in South Farnham, within close proximity to the Bourne Woods and Farnham town centre.

Tel 01252 733042
Email Farnham@winkworth.co.uk
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Winkworth



ACCOMMODATION

- Kitchen with breakfast bar
- Open plan sitting/dining room
- Principal bedroom with en suite bathroom
- One further double bedroom
- Family bathroom with walk in shower
- Garage
- Exterior storage unit
- Private parking
- Close proximity to the popular Bourne Woods
- No chain



DESCRIPTION

This ground floor apartment comes to market decorated to a high standard, benefitting from two bedrooms and two bathrooms. There is private parking and nearby access to the surrounding woodland.

A stunning feature of the property is the outlook onto woods from the open plan sitting/dining room with bay window with door opening onto the gardens at the rear. The kitchen has fitted cupboards with wood effect doors, tall larder unit and breakfast bar. There is a large airing cupboard. The dining room provides ample space for table and chairs which is ideal for socialising.

The principal bedroom overlooks the attractive communal gardens at the front of the property and has the addition of en suite bathroom with a shower over the bath. There is a second double bedroom which also benefits from the view onto the beautiful grounds and family bathroom featuring a walk in shower.

The property has central heating throughout and the apartment block is approached through a main front door to the block.

Outside

There is a small exterior storage facility within the block and private single garage accessed from a tarmac area. There are further communal parking spaces and delightful communal lawns which can be accessed from the bayed doors at the rear of the property.

SERVICES: All main services connected.

Lease Term: 999 years from 1983.
 Yearly Ground Rent and Service Charge combine payment: £1,600

LOCATION

This most appealing ground floor flat is located within an area within the Bourne. 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 Bourne Woods.

The Bourne has a great village community with convenience store, The Fox Pub, chemist, doctors' surgery, veterinary clinic, the Bourne Green with tennis courts, cricket green, The Coffee Can café, children's playground and St Martin's 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, Godalming

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

