

Latchwood Lane GU10  
 Approximate Gross Internal Floor Area = 223.8 sq m / 2410 sq ft  
 Garage Area = 32.6 sq m / 351 sq ft  
 Outbuilding Area = 85.9 sq m / 925 sq ft  
 Total Area = 342.4 sq m / 3686 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



## Latchwood Lane, Lower Bourne, Farnham, Surrey, GU10

Guide Price £2,100,000

Fine Edwardian family home with a separate detached annexe, situated in 2 acres of wonderful gardens backing onto Bourne Woods.

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**ACCOMMODATION**

Triple aspect sitting room

Fine Edwardian home

Four double bedrooms and games room

Boot/utility room

Detached annexe and separate home office

Detached double garage

Grounds and gardens of 2 acres

Private secluded position

**DESCRIPTION**

One approaches via a private tree lined sweeping driveway, set amongst a secluded and most private setting that is located in a prime location in Lower Bourne, South Farnham.

The home offers a great deal of character very typical of its age and has an attractive light and airy feel with views over the grounds from most elevations. The property has been altered in its life but retains many attractive features with good proportions, tall ceilings and period windows.

There have been recent refurbishment and redecoration and the ground floor comprises entrance porch, entrance hall, large triple aspect family room with open fireplace, double aspect drawing room, bespoke kitchen/breakfast room with walk-in pantry, adjoining utility/boot room with backdoor to courtyard, conservatory and downstairs cloakroom.

Upstairs there is an impressive principal bedroom with en suite, three further double bedrooms and a family bathroom. Upstairs again the second floor features a large games room.

**Annexe**

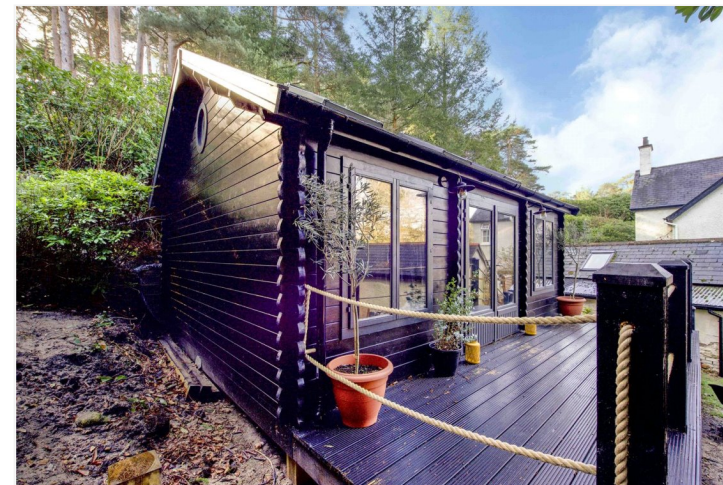
A particular feature is the detached annexe adjacent to the main house offering further accommodation which is completely self-contained with a large open plan sitting room/bedroom, separate kitchen, shower room and hallway.

**Outside**

The house is located in a private position off Latchwood Lane in the heart of Lower Bourne close to The Bourne Green and local shops. The property is approached along a long driveway flanked by mature shrubs and trees offering an excellent degree of privacy and seclusion. The driveway continues up to the house where there is parking and turnaround and access to the detached annexe, large home office, detached double garage and sheds. The gardens immediately surrounding the house are laid to lawn with well stocked borders and the whole plot offers a delightful and private wooded area with a mixture of mature trees, shrubs and mature rhododendrons totalling some 2 acres in this wonderful and peaceful sylvan setting.

**LOCATION**

This most appealing period home 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 Bourne Woods. The Bourne has a great village community with convenience store, The Fox Pub, chemist, doctors' 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, 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	