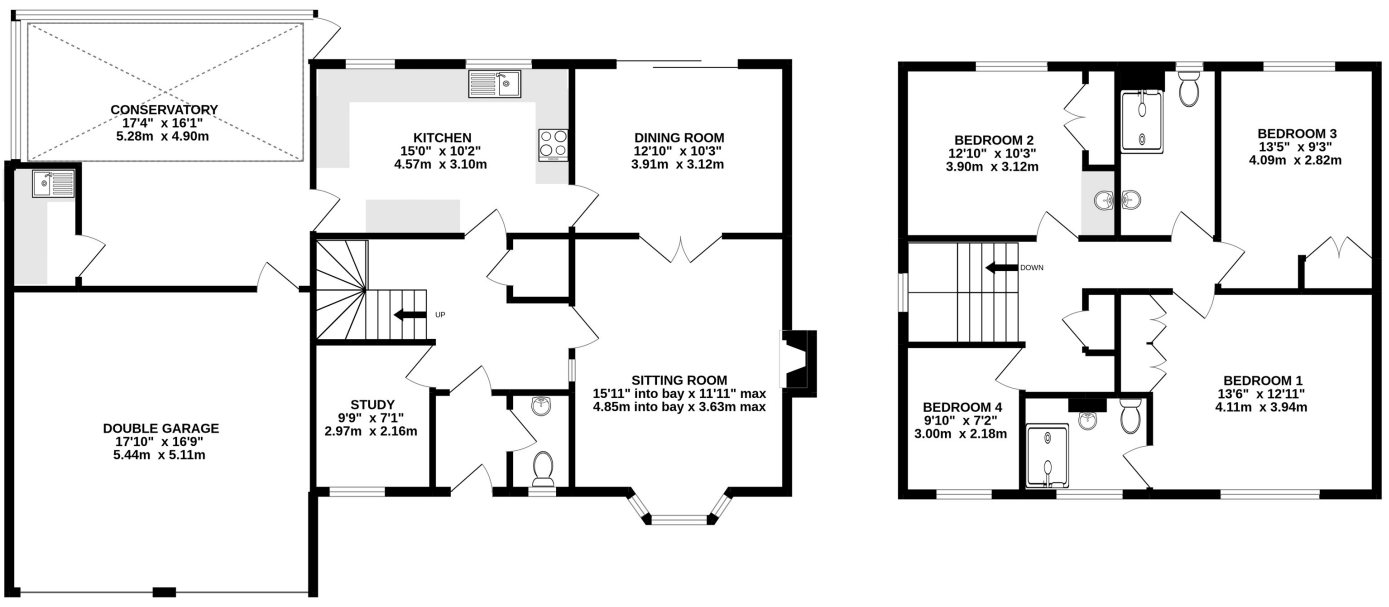
Ashbourne, 6 Longhope Drive, Wrecclesham, Farnham. GU10 4SN.
Guide Price £875,000

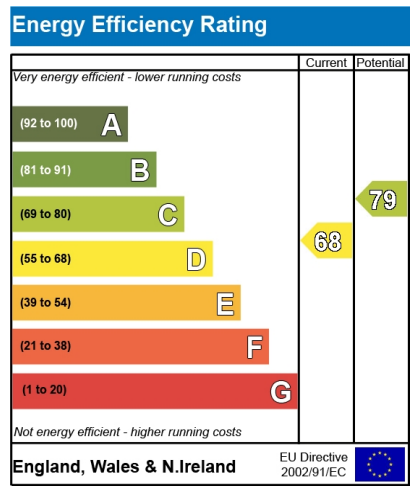
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GROUND FLOOR
1374 sq.ft. (127.6 sq.m.) approx.

1ST FLOOR
827 sq.ft. (76.9 sq.m.) approx.





TOTAL FLOOR AREA : 2201 sq.ft. (204.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Disclaimer: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.







Description

Ashbourne is situated in a delightful position within The Bourne, on the southern side of the Farnham. There are local shops and amenities for everyday needs within half a mile at Lower Bourne and the Ridgway. Within a mile is the well regarded Bat and Ball Pub and The Bounstone Recreation Play Ground. The Georgian market town of Farnham offers a wide variety of high street and independent shopping, an excellent choice of pubs, bars and restaurants and recreational facilities including a leisure centre. The nearby county town of Guildford is highly regarded and offers a further variety.

Communications are excellent with the A31 providing access to the national motorway network and Farnham mainline station provides trains to London Waterloo taking from 53 minutes.

There are a number of schools in the area including St Peters C of E Primary School, South Farnham Infants School, Weydon School, South Farnham School, More House, Edgeborough and Frensham Heights.

There are a number of schools in the area including Golf is available locally at Hankley and Hindhead. Tennis is available at The Bourne and David Lloyd tennis centre. Farnham has some wonderful countryside nearby providing excellent opportunities for outdoor pursuits, including Alice Holt Forest and Frensham Great and Little Ponds.

On the ground floor there is an entrance hall, study, generous sitting room, dining room, fitted kitchen with secluded outlook over the rear garden, impressive vaulted conservatory and a utility with a door into double garage with twin, electric up and over doors.

On the 1st floor there are 4 bedrooms, family bathroom and an en-suite shower room to the master bedroom.

To the front of the property there is a large expanse of lawn and a drive providing parking for several cars leading to the double garage. To the rear is the pretty and well stocked garden with lovely selection of plants, patio seating area for entertaining and the remainder is laid to lawn. Outside timber built workshop with light and power.

Agent's Notes: Most of the trees have TPO's.

Directions

SAT NAV - GU10 4SN







