



**FRENHAM VALE
LOWER BOURNE - FARNHAM**



Frensham Vale

BEAUTIFULLY DESIGNED

Four beautifully finished properties situated in a highly sought-after position of Lower Bourne

Within easy reach of a picturesque village, surrounded by acres of rich woodland, Frensham Vale is an exclusive collection of just four superb homes in the idyllic Surrey community of Farnham.

Each home fits perfectly into the surrounding countryside within this private development. Ample garden space, parking and private road centres an oasis of calm.

Your friends and guests will feel welcome in the open kitchen and dining areas. Hosting parties or feeding the family is a pleasure thanks to Charles Yorke kitchens designed for function and elegance.

Open floor plans, integrated Miele and Siemens appliances, and plenty of storage create kitchens that work beautifully and feel like part of the living space.

All properties include the latest in modern technology and convenience with features such as Dalkin air source heat pumps and solar technology and underfloor heating to the ground floors for all-year round comfort. Enjoy strong connectivity with fibre broadband. The superior design, style and quality makes Frensham Vale the ideal place to call home.

Oakleigh (Plot 1)

Internal area 4,652 sq ft (432 sq m)

Garden area 1.29 acres

Freehold

EPC rating A

Guide Price: £2,500,000

Oakleigh (Plot 1) is an outstanding modern home which has been completely refurbished throughout and sold with the benefit of a 10 year guarantee.

This superb 6 bedroom family house offers bright and easy accommodation over 3 floors and is ideal for a demanding and growing family.

The house has an excellent specification throughout including a comprehensive hand painted fitted kitchen by Charles Yorke and bathrooms by Hansgrohe bath & shower systems and tiling by Minoli.

You can find a well balanced first floor which boasts five double bedrooms, two with en suites and fitted wardrobes, before moving up to the top floor with a spacious bedroom suite with generously sized eaves storage and dressing room.



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 The position & size of doors, windows, appliances and other features are approximate only.
 ☐ Denotes restricted head height
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Woodthorpe (Plot A)

Internal area 3,028 sq ft (281 sq m)

Garden area 0.43 acres

Freehold

EPC rating A

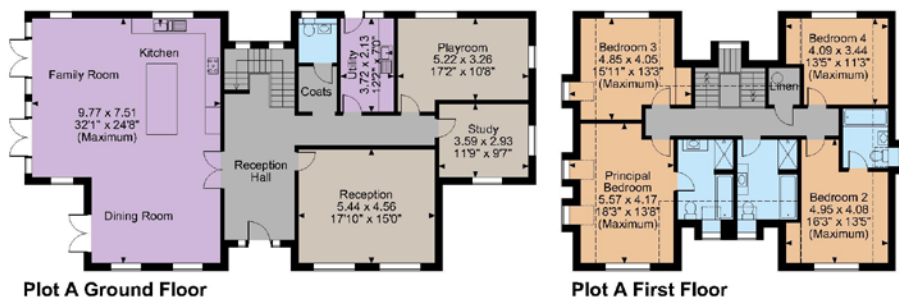
Guide Price: £2,150,000

Woodthorpe is a brand new 4 bedroom detached home in the exclusive Frensham Vale development sold with the benefit of a 10-year guarantee.

The ground floor accommodation flows from a spacious entrance hall into a large triple-aspect kitchen, dining and family room. Three double doors provide access to the landscaped terrace and garden.

A separate reception room, play room and study complete downstairs and provide multi-functional options for everyday needs.

Upstairs, the four double bedrooms, two with en suites, create a well balanced and light top floor. Fitted wardrobes are included in all bedrooms and triple-glazed windows provide high energy efficiency without detracting from the rural setting views.



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Charlwood (Plot B)

Internal area 3,044 sq ft (282 sq m) Garage 592 sq ft (55 sq m)

Garden area 0.97 acres

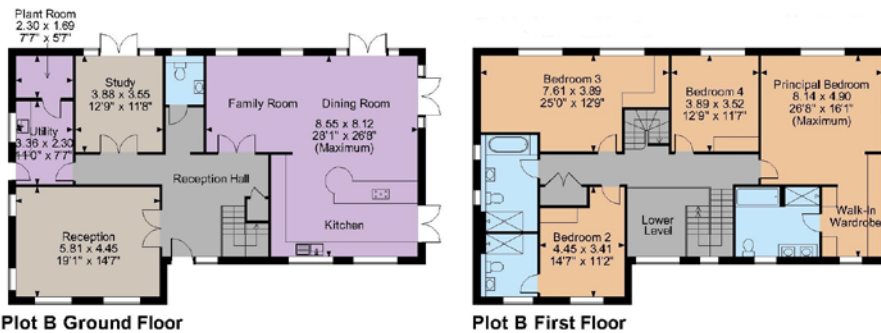
Freehold

EPC rating A

Guide Price: £2,300,000

Charlwood is a stunning, newly built, 4 bedroom detached home finished to a superb standard and includes many contemporary features. The house offers generous accommodation with a light and spacious feel throughout and is sold with the benefit of a 10 year guarantee.

On the first floor is the large triple-aspect principal bedroom with en suite. Three other double bedrooms, all with fitted wardrobes sharing two family bathrooms lead off from the spacious landing.



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Location

Frensham Vale is situated in a peaceful position at the end of a private lane in Lower Bourne, less than a mile from the highly desirable South Farnham Infant School and the Bourne Green. Local facilities include: a general store, post office, chemist, florist, doctors surgery, veterinary clinic, three good local pubs, nursery schools, church, village green with football, cricket and running clubs, tennis courts and playground.

Lower Bourne has a strong community feel with a village green and clubhouse at its heart. Within about 1 1/2 miles there is a butcher, bakery, tennis and squash club with a gym, the highly sought after Weydon School, Farnham Sixth Form College, and mainline station with regular trains to London Waterloo.

There is an excellent range of private schools in the area including Edgeborough, St Edmund's, Charterhouse and Lord Wandsworth College.

The charming Georgian market town of Farnham has a good range of shops, cafes and restaurants, with more extensive facilities of Guildford approximately 13 miles distant.

Directions

From Farnham town centre proceed south on the A287 towards Frensham and Hindhead. Proceed up Firgrove Hill and at the traffic lights go straight over and down into Lower Bourne.

Continue through the village, passing the shop on your left and then take the 4th turning on the right into Frensham Vale the development can be found after short distance on the right hand side..

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