



## 4 Blackthorn Close Farnham Surrey

2 2

Lower Bourne - Circa 1000sqft DETACHED property. 4 minute walk to the prestigious South Farnham Infant School. Planning permission GRANTED for 1600 sqft in a STYLISH yet COST SAVING design. Perfect for FTB and new families. Walking distance to woods, playground, coffee shop, pharmacy, post office and local shop.

What the sellers have to say: "We've had ten happy years in this house, it's a lovely friendly neighbourhood, perfect for first time buyers and bringing up a family. The benefit of having helpful neighbours who talk to you and look out for you cannot be understated." Entrance - To the ground floor, the covered porch leads into the welcoming and spacious entrance hall. The property has luxury low-maintenance Amtico flooring with transferrable lifetime warranty present throughout the property. To the right is a downstairs WC, and to the left is the kitchen.

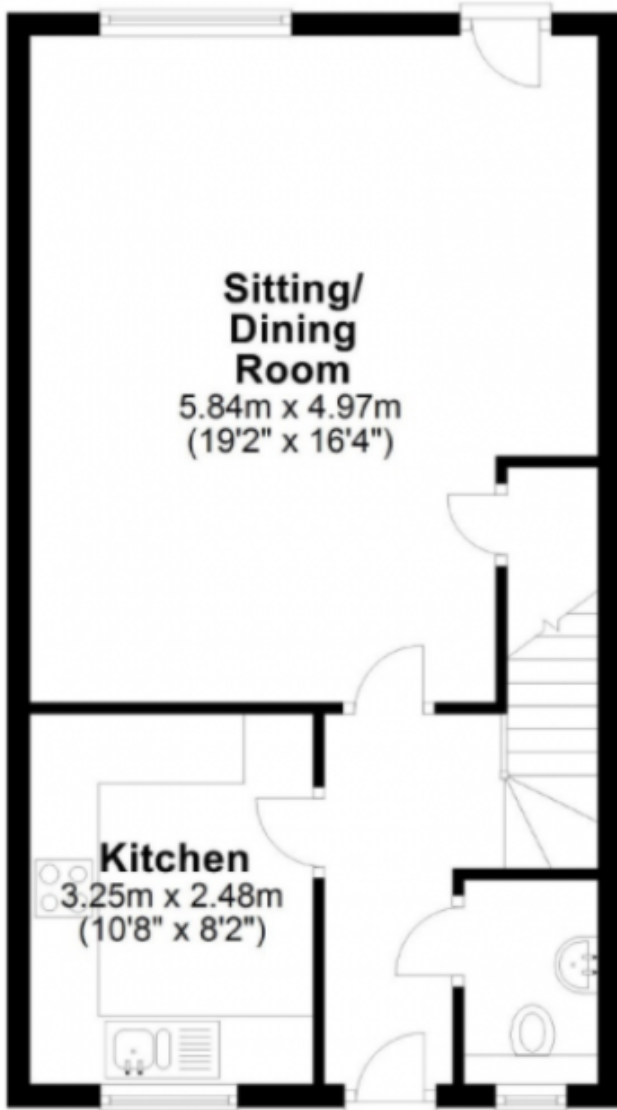
**Price** : Price Guide £495,000  
**EPC EER** : 79  
**EPC EER Potential** : 89  
**View** : <https://www.keatsfearn.co.uk/sale/surrey/lower-bourne/farnham/residential/detached/8118901>



**Derek Parsons**  
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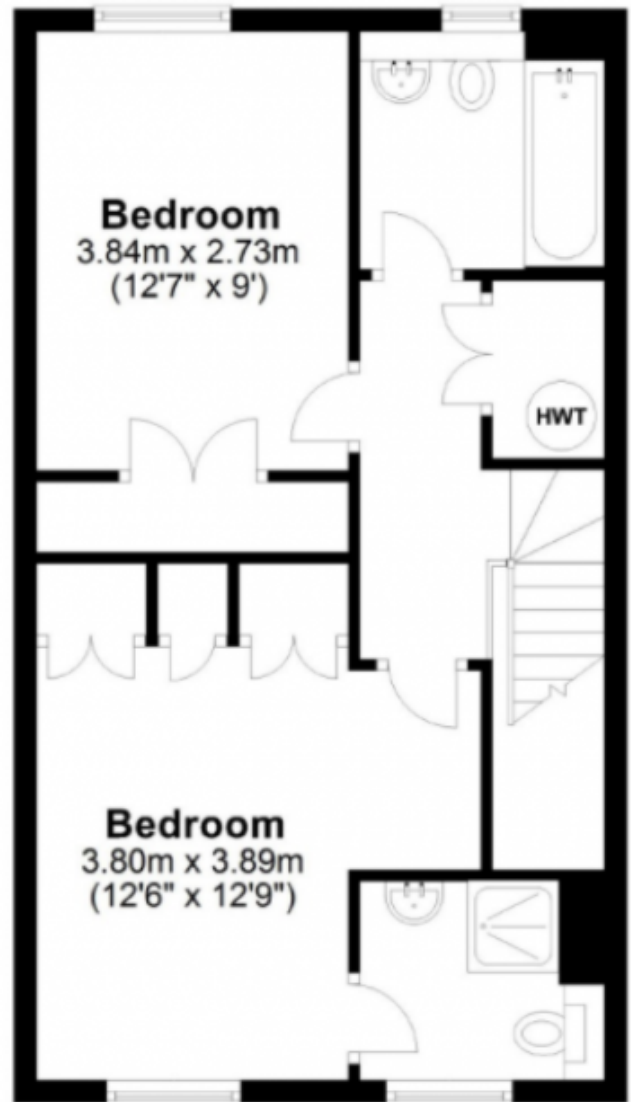
## Ground Floor

Approx. 45.7 sq. metres (491.6 sq. feet)

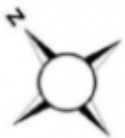


## First Floor

Approx. 45.7 sq. metres (491.6 sq. feet)



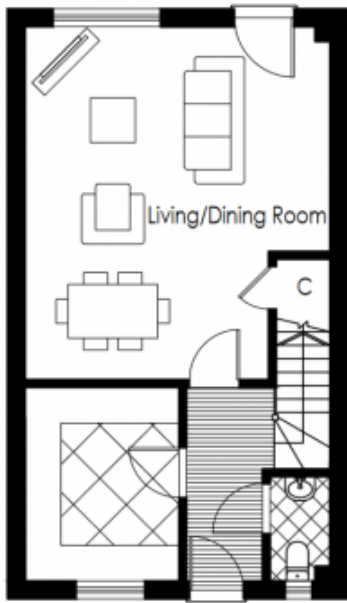
Total area: approx. 91.3 sq. metres (983.2 sq. feet)



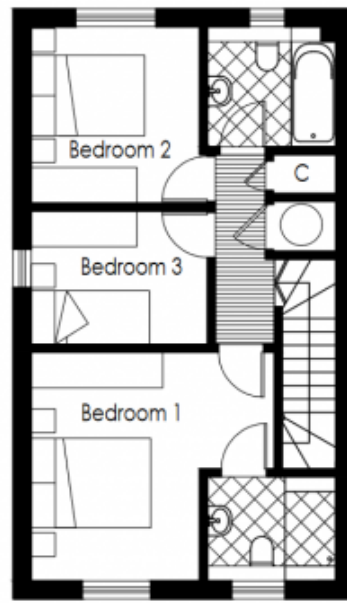
This plan is for layout guidance only.  
Measurements are for general guidance  
only and must not be relied upon



## Floorplan for three-bedroom reconfiguration (no-extension)



Proposed Ground Floor (Option 1)  
Proposed First Floor (Option 1)  
**Total**

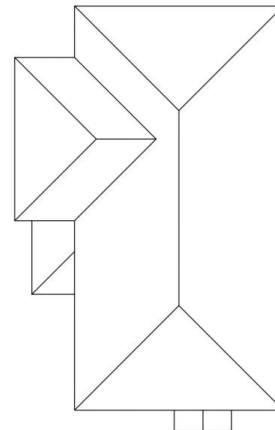
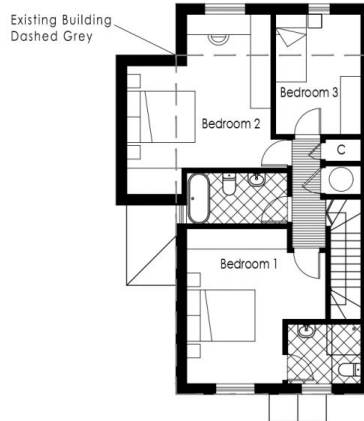


GEFA  
56.4m<sup>2</sup> (607ft<sup>2</sup>)  
56.4m<sup>2</sup> (607ft<sup>2</sup>)  
**112.8m<sup>2</sup> (1,214ft<sup>2</sup>)**

GIFA  
47.4m<sup>2</sup> (510ft<sup>2</sup>)  
47.4m<sup>2</sup> (510ft<sup>2</sup>)  
**94.8m<sup>2</sup> (1,020ft<sup>2</sup>)**

### Schedule of Floor Areas

Existing Ground Floor	56.4m <sup>2</sup> (607ft <sup>2</sup> )	47.4m <sup>2</sup> (510ft <sup>2</sup> )
Existing First Floor	56.4m <sup>2</sup> (607ft <sup>2</sup> )	47.4m <sup>2</sup> (510ft <sup>2</sup> )
<b>Total</b>	<b>112.8m<sup>2</sup> (1,214ft<sup>2</sup>)</b>	<b>94.8m<sup>2</sup> (1,020ft<sup>2</sup>)</b>
Proposed Ground Floor (Option 6)	75.3m <sup>2</sup> (811ft <sup>2</sup> )	64.4m <sup>2</sup> (693ft <sup>2</sup> )
Proposed First Floor (Option 6)	72.6m <sup>2</sup> (781ft <sup>2</sup> )	61.7m <sup>2</sup> (664ft <sup>2</sup> )
<b>Total</b>	<b>147.9m<sup>2</sup> (1,592ft<sup>2</sup>)</b>	<b>126.1m<sup>2</sup> (1,357ft<sup>2</sup>)</b>



Proposed Plans  
Option 7B  
Scale 1:100



MICHAEL CONOLEY ASSOCIATES CHARTERED ARCHITECTS			
PROJECT: Extensions and Alterations to 4 Blackthorn Close, Lower Bourne, Farnham, Surrey, GU10 3LG	SCALE: 1:100	DATE: 03.23	PAPER SIZE: A3
DRAWING TITLE: Proposed Plans - Option 7B		DRAWING NUMBER: 1720/SK-11	



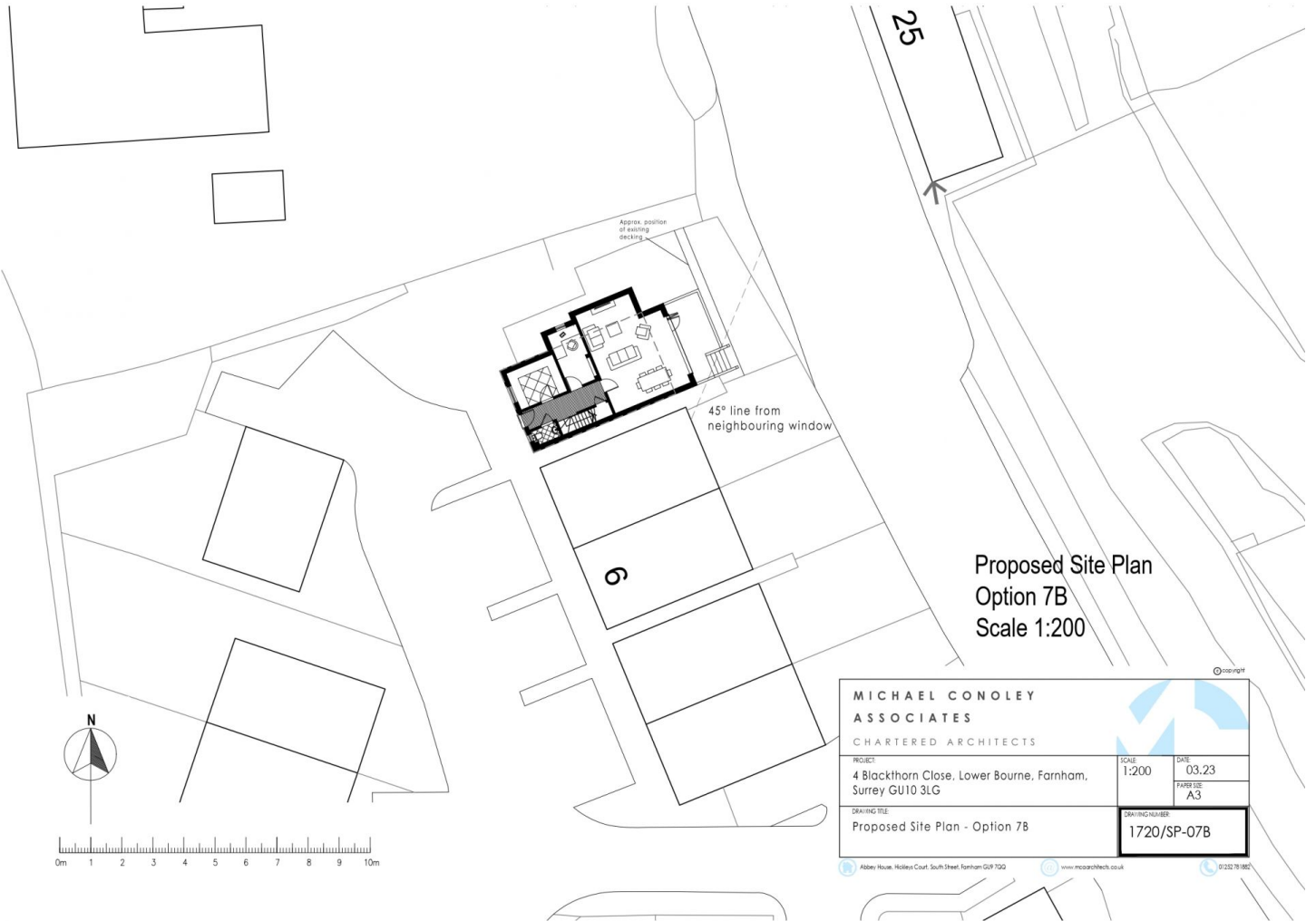
Proposed North East Elevation  
Option 2 (matches GF option 7B)  
Scale 1:100



Proposed North West Elevation  
Option 2 (matches GF option 7B)  
Scale 1:100



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PROJECT Extensions and Alterations to 4 Blackthorn Close, Lower Bourne, Farnham, Surrey, GU10 3LG	SCALE 1:100	DATE 03.23	PAPER SIZE A3
DRAWING TITLE Proposed Elevations (Sheet 2 of 2)		DRAWING NUMBER 1720/SK-09	
Abbey House, Holley Court, South Street, Farnham GU10 7GG		www.mcaarchitects.co.uk 01252 781882	



Proposed Site Plan  
Option 7B  
Scale 1:200

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PROJECT 4 Blackthorn Close, Lower Bourne, Farnham, Surrey GU10 3LG	SCALE 1:200	DATE 03.23	PAPER SIZE A3
DRAWING TITLE Proposed Site Plan - Option 7B		DRAWING NUMBER 1720/SP-07B	
Abbey House, Holley Court, South Street, Farnham GU10 7GG		www.mcaarchitects.co.uk 01252 781882	