



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

EPC EER

EPC EER Potential

View

: Price Guide £495,000

: 79

: 89

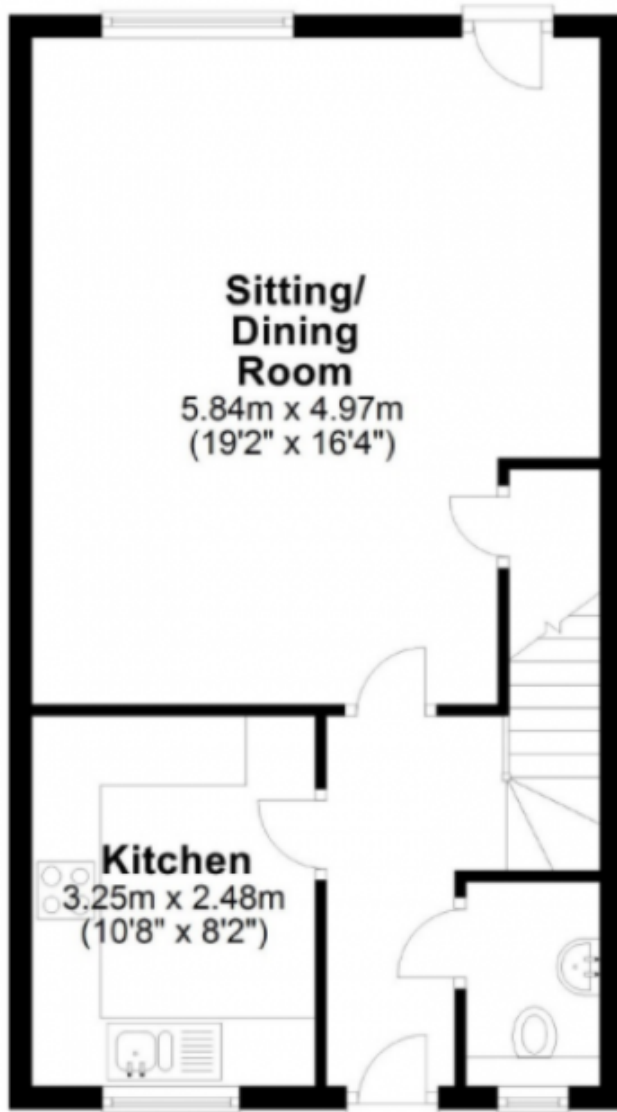
: <https://www.keatsfearn.co.uk/sale/surrey/lower-bourne/farnham/residential/detached/8118901>



Derek Parsons
01252 718018

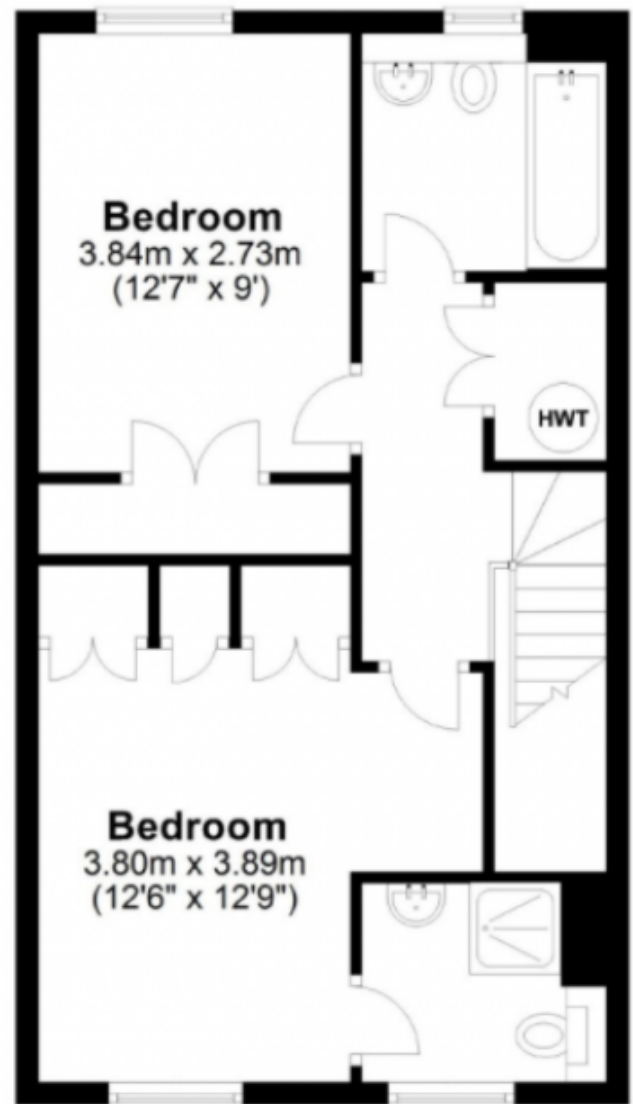
Ground Floor

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



First Floor

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

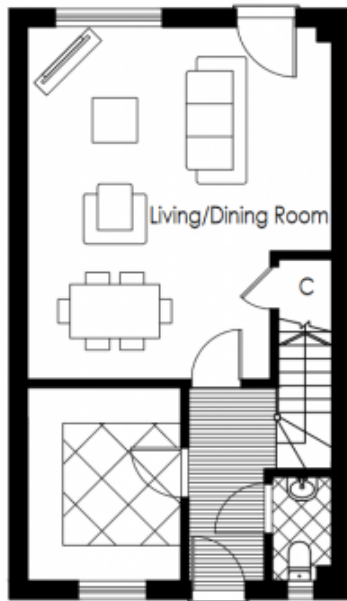


Total area: approx. 91.3 sq. metres (983.2 sq. feet)

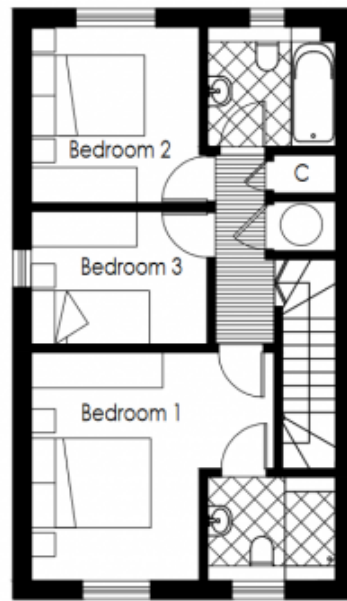


This plan is for layout guidance only.
Measurements are for general guidance
only and must not be relied upon

Floorplan for three-bedroom reconfiguration (no-extension)



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



GEFA
56.4m² (607ft²)
56.4m² (607ft²)
112.8m² (1,214ft²)

GIFA
47.4m² (510ft²)
47.4m² (510ft²)
94.8m² (1,020ft²)

Schedule of Floor Areas

Existing Ground Floor
Existing First Floor
Total

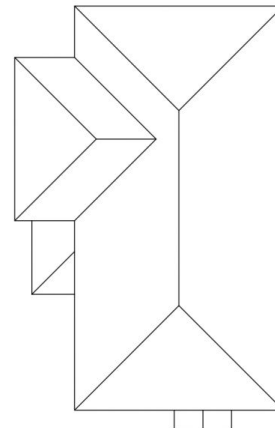
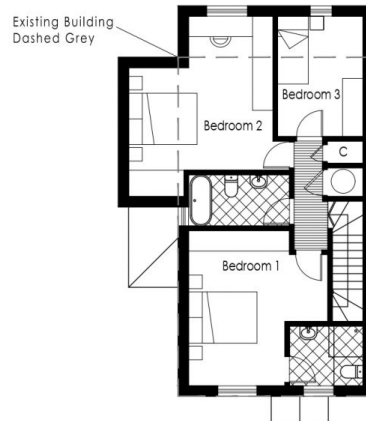
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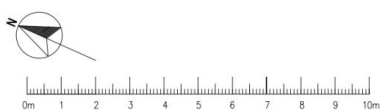
Proposed Ground Floor (Option 6)
Proposed First Floor (Option 6)
Total

75.3m² (811ft²)
72.6m² (781ft²)
147.9m² (1,592ft²)

64.4m² (693ft²)
61.7m² (664ft²)
126.1m² (1,357ft²)



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
DRAWING TITLE: Proposed Plans - Option 7B		DRAWING NUMBER: 1720/SK-11	



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

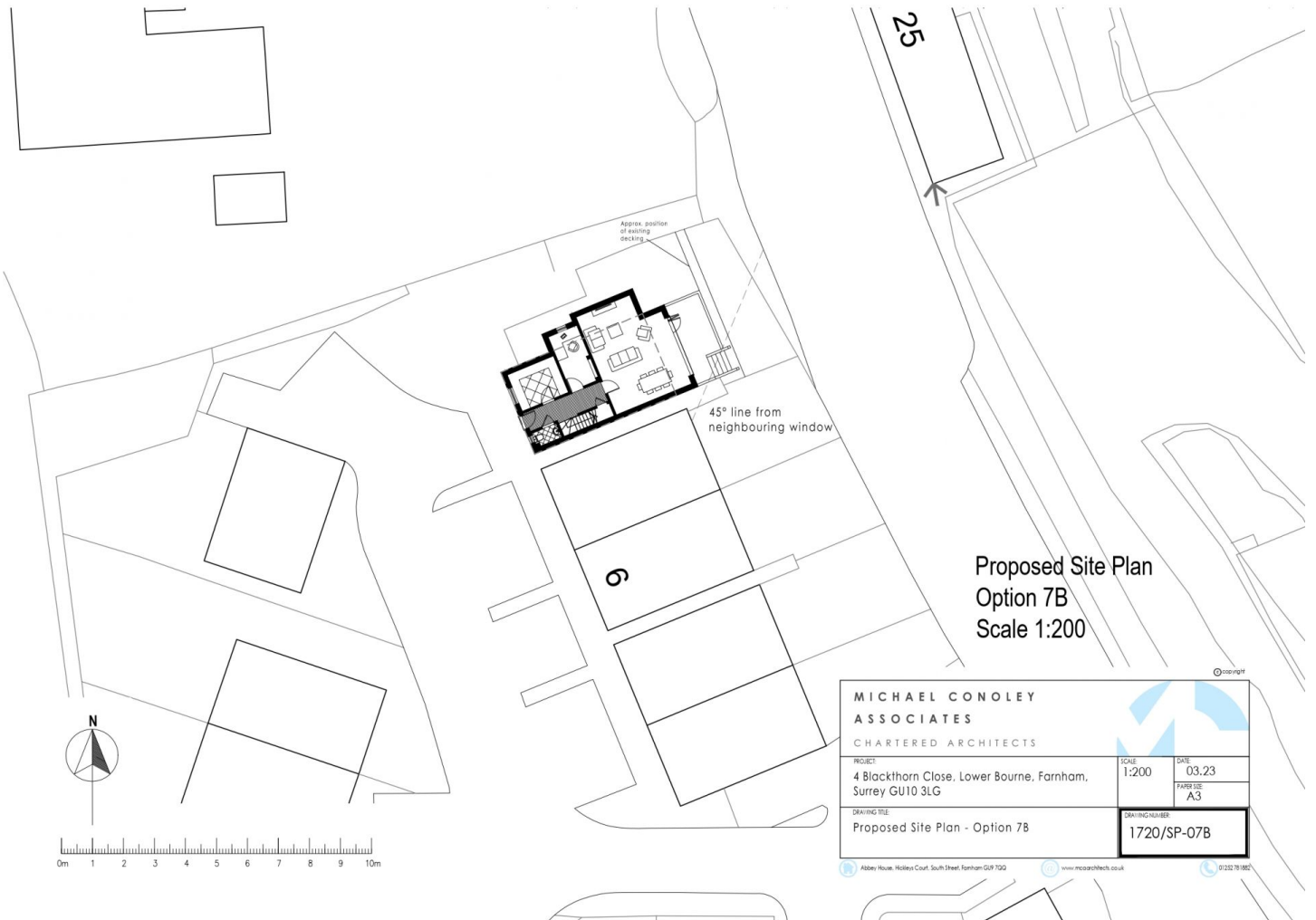


Proposed North West Elevation
Option 2 (matches GF option 7B)
Scale 1:100



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 Elevations (Sheet 2 of 2)	DRAWING NUMBER	1720/SK-09

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Proposed Site Plan
Option 7B
Scale 1:200

MICHAEL CONOLEY ASSOCIATES CHARTERED ARCHITECTS			
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

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