

Bourne



Broadhurst, Farnborough, Hampshire

Asking Price £800,000

Broadhurst, Farnborough, Hampshire

This impressive Charles Church four-bedroom detached home offers an abundance of living space, ideal for modern family life. Well presented throughout, the property boasts four versatile reception rooms, providing excellent flexibility for entertaining, working from home or relaxing with family.

The generous accommodation comprises an inviting entrance hall, spacious lounge, separate dining room, additional reception rooms and a well-appointed kitchen complemented by a practical utility room and convenient downstairs WC. The existing conservatory footings also offer excellent potential for those wishing to construct a larger extension, subject to the necessary planning permissions and building regulations.

To the first floor are four well-proportioned bedrooms, including three doubles and a comfortable single bedroom. The impressive principal bedroom benefits from its own en-suite shower room, whilst the remaining bedrooms are served by a contemporary family bathroom.

Externally, the property continues to impress with a beautifully landscaped rear garden of an exceptional size, providing a wonderful space for outdoor entertaining and family enjoyment. To the front, there is driveway parking for multiple vehicles leading to a detached double garage.

Combining generous living accommodation, excellent outdoor space and further potential to extend, this outstanding family home offers a superb opportunity in a highly desirable location. Early viewing is highly recommended.

- Impressive Charles Church four-bedroom detached family home in a highly desirable location.
- Four versatile reception rooms, ideal for family living, entertaining and working from home.
- Well-appointed kitchen with separate utility room and convenient downstairs WC.
- Four well-proportioned bedrooms, including three doubles and a principal bedroom with en-suite shower room.
- Contemporary family bathroom serving the remaining bedrooms.
- Conservatory footings already in place, offering excellent potential to extend (subject to the necessary planning permissions and building regulations).
- Beautifully landscaped rear garden, perfect for outdoor entertaining and family enjoyment.
- Driveway parking for multiple vehicles leading to a detached double garage.



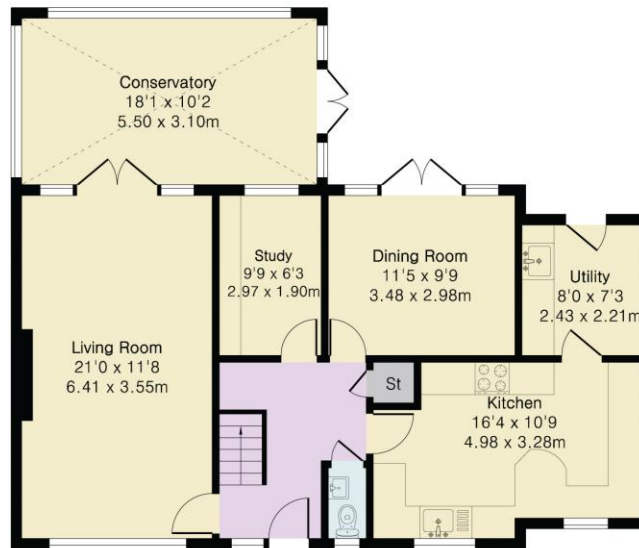
Floorplan

**Approximate Gross Internal Area 1597 sq ft - 149 sq m
(Excluding Garage)**

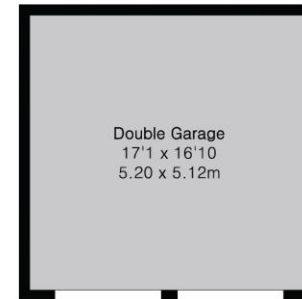
Ground Floor Area 965 sq ft – 90 sq m

First Floor Area 632 sq ft – 59 sq m

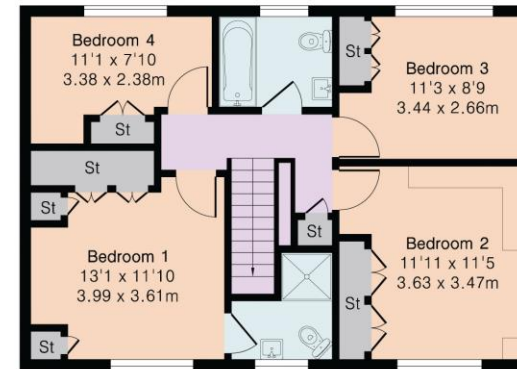
Garage Area 287 sq ft – 27 sq m



Ground Floor



Garage



First Floor

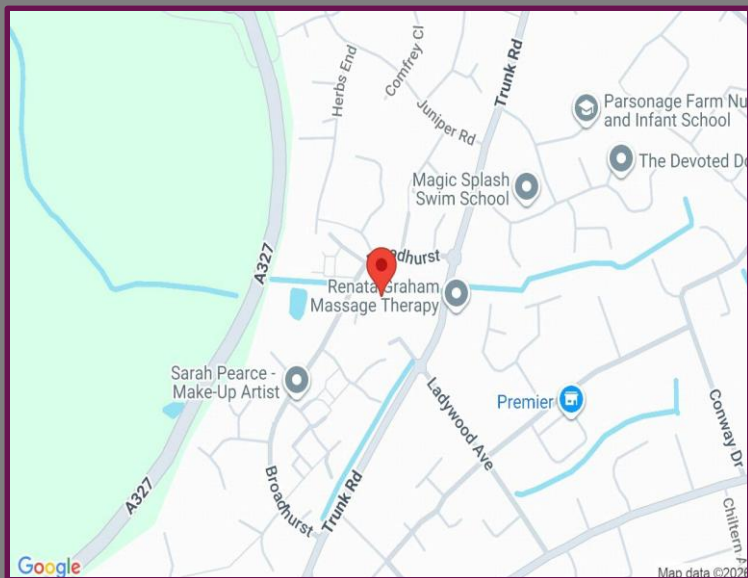


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Location

Situated in a well-established residential area of Farnborough, offering convenient access to a wide range of local amenities. The property is particularly well placed for commuters, with Fleet town centre and Fleet railway station approximately 2 miles (around a 5–10 minute drive) away, providing fast direct rail services to London Waterloo. This makes the location an attractive choice for buyers seeking convenient access to both Farnborough and Fleet, as well as excellent transport links across Hampshire, Surrey and into London. The A331, M3 and A30 are all easily accessible, providing convenient road connections to Guildford, Basingstoke, Reading and the M25. Families will appreciate the range of well-regarded schools in the surrounding area, while nearby parks, open green spaces and the Basingstoke Canal offer opportunities for walking, cycling and outdoor recreation. Overall, the property enjoys a convenient and well-connected location, combining excellent transport links with a comprehensive range of everyday amenities and recreational facilities.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.
If you require clarification of any points then please contact us especially if you are travelling some distance to view.
Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.