



High Street, Rowledge, Farnham, Surrey, GU10 4BT

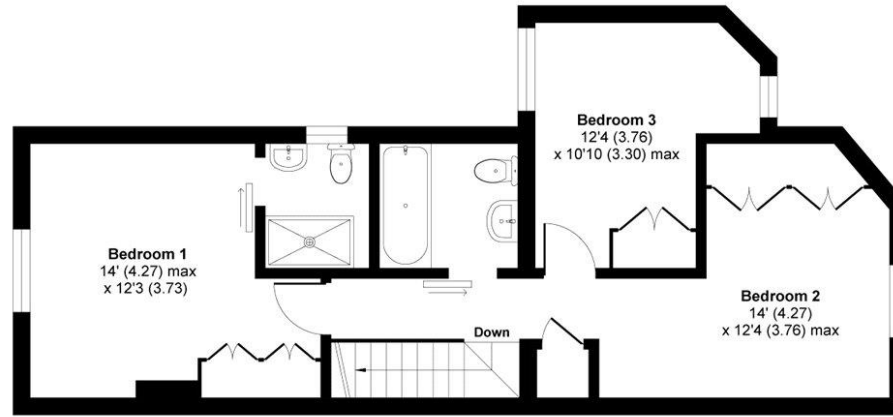


ACCOMMODATION

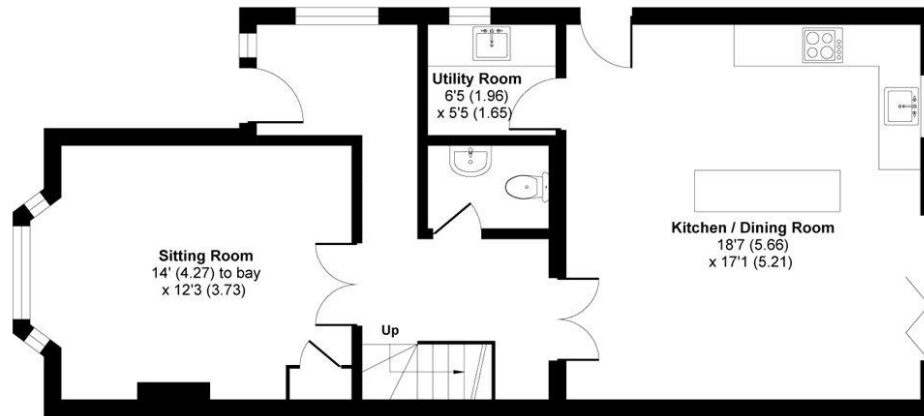
This well-appointed Victorian property has been fully refurbished to an exacting finish and is immaculately presented throughout. The property is ideally located in the heart of Rowledge Village and benefits from a superb open-plan kitchen/breakfast room, bifold doors and underfloor heating. The ground floor comprises an entrance porch, a large hallway with a study area and a downstairs cloakroom. Further to this, the open-plan bespoke kitchen/breakfast room has a large island, underfloor heating, an instant boiling water tap and a separate utility room. This area is further enhanced with bi-fold doors opening out onto a large, paved entertainment area and established garden. To the front of the property is a characterful lounge with sash windows in the bay and original fireplace. Upstairs comprises the principal bedroom with original fireplace, ensuite shower room and two further double bedrooms, all benefitting from fitted wardrobes. A family bathroom is accessed via an attractive hallway with oak and glass balustrade. Outside the pretty rear garden is mainly laid to lawn and is secluded. There is a side access, garden shed and a large smart patio running the width of the property. To the front of the property there is a brick paved driveway that easily provides parking for two cars and has provision for electric vehicle charging.



Approximate Area = 1267 sq ft / 118 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2020. Produced for Charters. REF: 631757



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SITUATION

High Street is situated within the highly regarded village of Rowledge to the south of Farnham. Within the village, there is a post office, local store, butchers, hairdressers, public house, church, and village green with popular tennis and cricket clubs and playground. Rowledge benefits from two preschool nurseries and a popular primary school. Close by is the high-performing Weydon Secondary School and an excellent choice of private schools including, Frensham Heights, More House and Edgeborough Prep School. There is direct access to Alice Holt Forest which covers over 2,000 acres and is ideal for walking, running, fishing, cycling and riding. Farnham mainline station is within 3.5 miles. Access to the M3 can be gained via the A331 and the A3 can be joined at Guildford via the A31.



SPECIFICATION

- Open plan kitchen/dining area
- Breakfast island, bi-fold doors and utility room
- Fully refurbished to an exacting finish
- Sash windows and built-in storage cabinet
- Underfloor heating
- Three double bedrooms with fitted wardrobes
- Family bathroom and ensuite shower room in principal bedroom
- Driveway with provision for electric car charging

LOCAL AUTHORITY

Waverley Borough Council.
Council Tax Band: E

ASKING PRICE

£825,000

TENURE

Freehold