



Rhu Cottage, 20 Rosemary Lane, Rowledge, Farnham, Surrey. GU10 4DD.
Guide Price £850,000



Description

This sale presents a superb chance to acquire a spacious, family home built in 1959 and further extended in 1972 in a private unmade lane close to Alice Holt Forest.

Key Features Include:

* Detached family home * 4 Bedrooms * 2 Bath/shower rooms * 2 Receptions * Family room and Sun room * Secluded garden with extensive lawn * Requires further updating * No onward chain * Village location



Rowledge village is most convenient offering local shops, including a butcher, local store, newsagent, public house, bus routes and recreation ground. Alice Holt Forest provides numerous opportunities for outdoor activities and country pursuits, including walking, Go Ape, riding and cycling. Sailing is available at nearby Frensham Great Pond. There are excellent schools nearby, both state and private. The Georgian town centre of Farnham is approximately 4 miles away and offers comprehensive shopping facilities together with both cultural and leisure pursuits. Farnham mainline station serves London Waterloo within the hour. Access to the M3 can be gained via the A331 and the A3 can be joined at Guildford via the A31

Agent's Notes - Probate papers were submitted on the 8th September 2023. The Oak tree in the front garden is subject to a TPO.

Directions

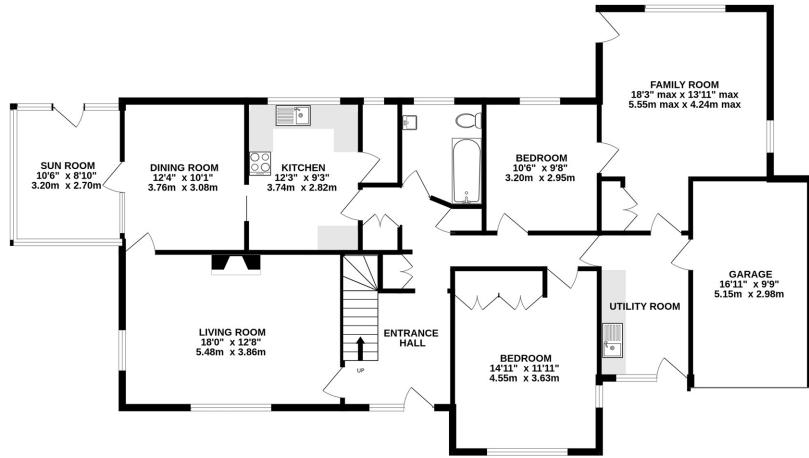
Leave Farnham via West Street and at the Coxbridge roundabout go straight across. Continue on the A325 through Wrecclesham and Holt Pound, and after passing Millers Restaurant on the right, turn left into Fullers Road. After a short distance turn left into Rosemary Lane where the property can be found along on the left.

Local Authority

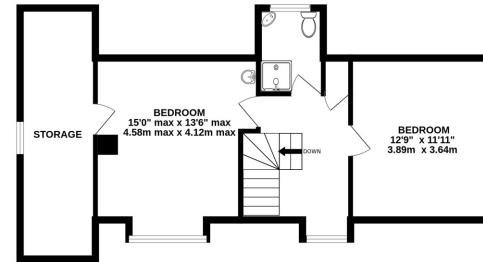
Waverley
Band G



GROUND FLOOR
1588 sq.ft. (147.5 sq.m.) approx.



1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 2181 sq.ft. (202.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

15 Downing Street , Farnham, Surrey, GU9 7PB

Tel: 01252 718018

Email: sales@keatsfearn.co.uk

Web: www.keatsfearn.co.uk

keatsfearn

