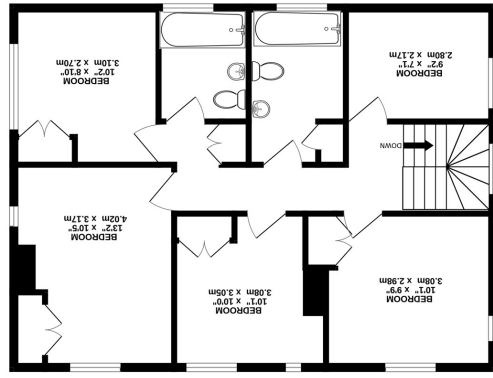
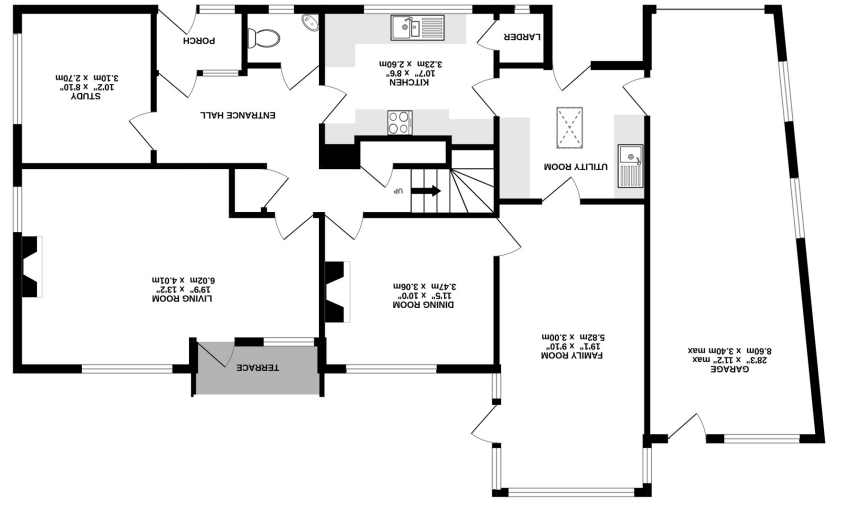


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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TOTAL FLOOR AREA : 1994 sq.ft. (185.3 sq.m.) approx.



1ST FLOOR
 726 sq.ft. (67.4 sq.m.) approx.



GROUND FLOOR
 1269 sq.ft. (117.9 sq.m.) approx.

England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	78
Potential	85





Description

Broom Cottage is a spacious family home, set on a mature secluded half acre plot, in a much sought after prime location on a no through road. The generous accommodation includes a central entrance hall, double aspect living room with log burner and door to the rear garden, dining room, family room with door to the rear garden, study, fitted kitchen and utility room. On the first floor there are 5 bedrooms, four of which have fitted wardrobes, and two bathrooms. The beautiful rear garden is a riot of colour with many mature trees and shrubs, and offers a high degree of privacy with natural screening. To the front of the house, the large driveway provides plenty of off road parking and leads to a tandem length garage. The house offers excellent potential to extend, subject to the usual consents.

Rowledge village is within a short walk and offers local shops including a butcher, local store and 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.



Material Information - Planning granted at a property located 2 houses away called Hindfield, The Avenue, Rowledge WA/2022/01529 for erection of 2 dwellings and associated works; extensions and alterations to existing dwelling following demolition of eastern section. There is also planning pending at Land Centered Coordinates 482925 143443 Switchback, Lane, Rowledge, Farnham for phased erection of 9 dwellings new vehicular access and associated infrastructure. Broom Cottage is believed to be built in the 1930's and located on a private road with no formal maintenance agreement, all mains services, gas fired central heating and water meter. Property comprises of 2 x Titles - SY328457, SY442991. Superfast broadband available and good mobile signal likely with all providers outside. Solar panels installed and purchased outright about 12 years ago on the roof and agreed on the basis of a feed in tariff for 25 years and generates electricity for Broom Cottage and the grid where there is a surplus. Property last extended in June 1971 comprising study, hall and bedroom and bathroom over.

Directions

Sat Nav Ref: GU10 4BD - Please be aware to approach The Aveune off Shrubbs Lane which is accessed off Boundstone Road. The Avenue is a no through road.

Local Authority

Waverley
Band G

