



Hindfield, The Avenue, Rowledge, Farnham, Surrey. GU10 4BD.  
OIEO £1,295,000





## Description

**\*\* PROCEEDABLE BUYERS ONLY - SOLD AS SEEN \*\*** A spacious, Scandinavian-inspired family home offering versatile accommodation, set in a south-facing plot of around 1.03 acres. The property benefits from a charming stone barn/outhouse providing excellent storage and garaging. In March 2024, Waverley Borough Council granted planning permission for the erection of two additional dwellings, along with extensions and alterations to the existing property, following partial demolition (Planning Application WA/2022/01529). The property is being sold as seen and requires updating, following an internal water leak (burst water pipe in loft) which has since been fixed.

Predicted Valuations if Development carried out as per WA/2022/01529 - Plot 1 @ 3,135 sqft - £1,750,000, Plot 2 @ 1,597 sqft - £895,000, Plot 3 @ 2,510 sqft - £1,450,000. GDV = £4,095,000



**Ground Floor** - The welcoming entrance hall leads to a stylish shower room and a striking double-height living room with an open fireplace. The modern kitchen flows into a spacious dining and family area, ideal for entertaining. Two additional rooms on this level offer flexibility for use as bedrooms, a home office, or a snug.

**First Floor** - Upstairs, the landing opens to three well-proportioned bedrooms, each with built-in storage, and a family bathroom with a white suite.

**Outside** - A substantial barn provides garaging and further storage space, while the expansive south-facing garden offers plenty of room for outdoor enjoyment. There is generous parking for multiple vehicles.

**Agent's Notes** - Planning has been refused (WA/2023/02064) for phased erection of 9 dwellings in field behind this property. Hindfield is located on a private road with no formal maintenance agreement, all mains services, gas fired central heating and water meter. There are 4 Tree Preservation Orders on the plot (3 x Oak and 1 x Birch).

## Directions

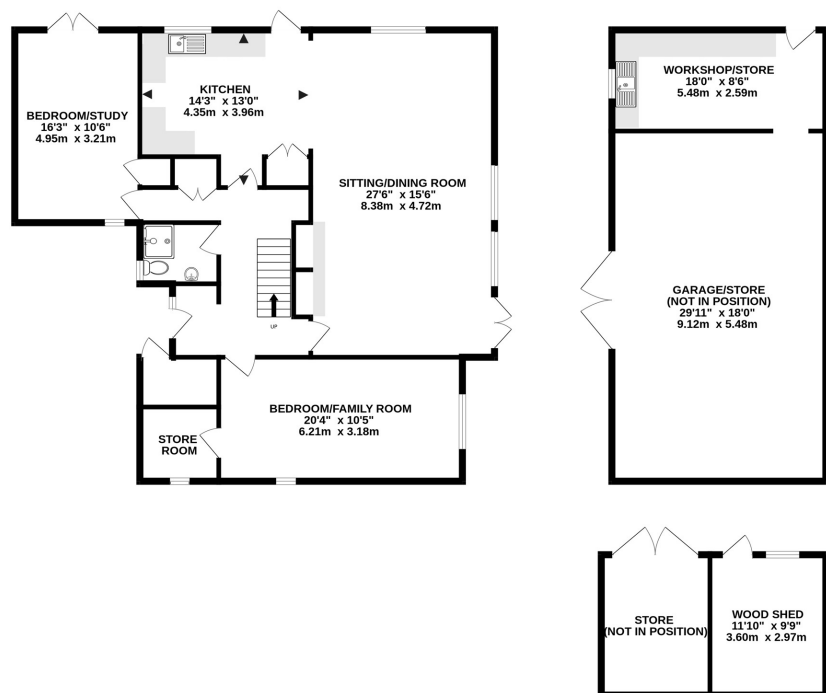
Sat Nav Ref: GU10 4BD - Please be aware to approach The Aveune off Shrubbs Lane which is accessed off Boundstone Road. The Avenue is a no through road.

## Local Authority

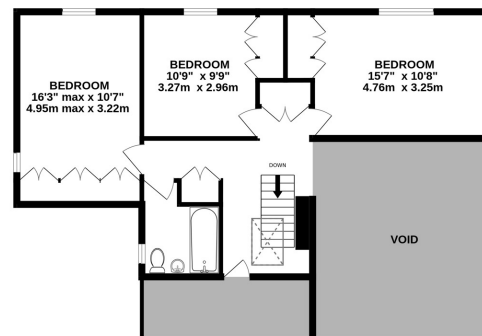
Waverley  
Band G



GROUND FLOOR  
2161 sq.ft. (200.8 sq.m.) approx.



1ST FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 2811 sq.ft. (261.2 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.  
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