



Clare Cottage, 14 Chapel Road, Rowledge, Farnham, Surrey. GU10 4AP.
Guide Price £1,150,000



Description

A charming detached home, in a tucked away setting, within beautiful grounds of approximately 0.44 acres. Situated in the sought after village of Rowledge, the house is within a short walk of the village centre.

Constructed of brick and stone, this attractive property offers generous accommodation with the opportunity to improve to a buyers taste and extend subject to the usual consents. The accommodation includes a cosy living room, spacious dining room, breakfast room, kitchen and cloakroom/w.c On the first floor there are four bedrooms and a family bathroom. The house is approached via a long driveway, shared with a neighboring property, leading to a garage and parking area. The house is centrally located in the plot with large lawned areas to the front and rear enjoying a sunny aspect and a good degree of seclusion.



The property benefits from gas central heating, double glazed windows and all mains services. Superfast broadband is available in the area and mobile phone reception is likely on all networks - buyers should conduct their own indoor checks.

Rowledge offers local shops including a renowned butcher, convenience store and independent cafe and hairdressers, public house, bus routes and recreation ground that is home to the Cricket and Tennis Clubs. The beautiful surrounding countryside includes Alice Holt Forest which provides numerous opportunities for outdoor activities and country pursuits, including walking, Go Ape, riding and cycling.

Directions

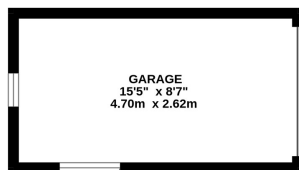
Sat Nav ref: GU10 4AP. Proceed along Boundstone Road and the road will bear left into Chapel Road. Pass the chapel and three houses on your right and then turn right into a shingle drive and the house will be found at the end.

Local Authority

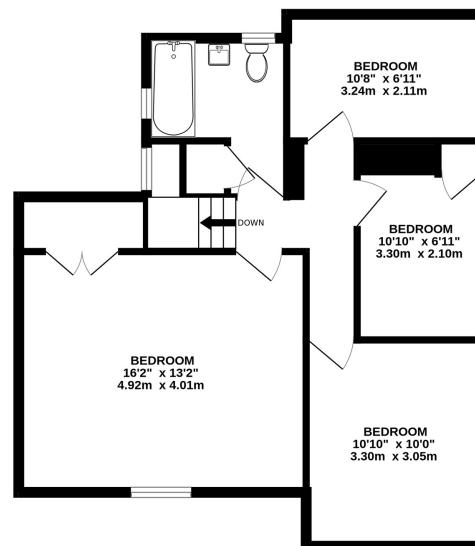
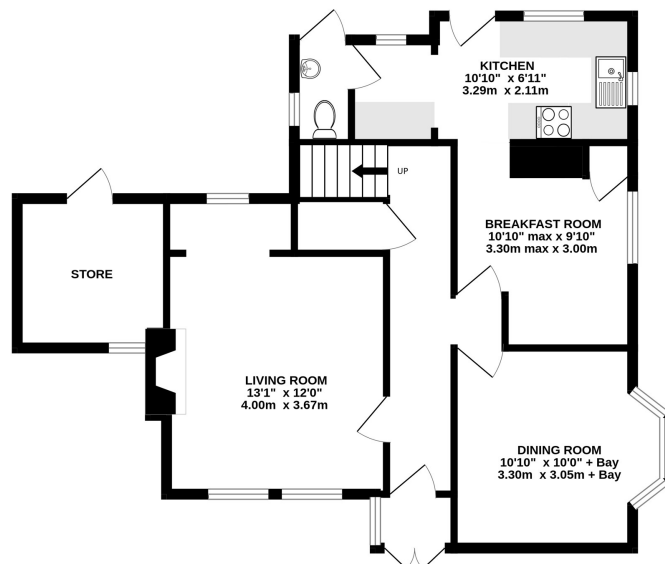
Waverley
Band G



GROUND FLOOR
818 sq.ft. (76.0 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA: 1422 sq.ft. (132.1 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		76
A		
(81-91)		
B		
(69-80)		
C	43	
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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Disclaimer: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.

