

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.

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nldhcom 2025.  
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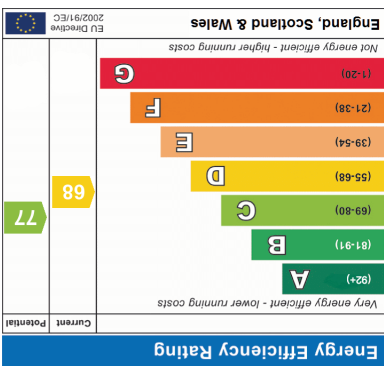


Approximate Area = 1435 sq ft / 133.3 sq m  
 Limited Use Area(s) = 43 sq ft / 3.9 sq m  
 Outbuilding = 174 sq ft / 16.1 sq m  
 Total = 1652 sq ft / 152.3 sq m

For identification only - Not to scale

**Knowledge, Farnham, GU10**

**High Street, Rowledge, Farnham, GU10**



Kimmeridge, 36a High Street, Rowledge, Farnham, Surrey. GU10 4BT.  
Guide Price £1,100,000

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### Description

A spacious detached home in a popular and quiet residential road within the sought after village of Rowledge.

Set back from the road the house is in a generous plot providing a secluded setting with a number of mature trees within and surrounding the property.

The spacious, split level, accommodation includes an inviting double height entrance hall with galleried landing, generous living room with doors to the rear garden, dining room, study (or fifth bedroom), fitted modern kitchen, utility room (with external access to the garage and gardens), four double bedrooms, a family bathroom and en-suite bathroom to the principle bedroom, together with substantial loft areas (potential).



To the front of the house there is a large garden area with a driveway providing off road parking and leading to the separate garage building.

To the rear is the attractive main garden area which enjoys a high degree of privacy and sun and features a large patio, smaller patio and a lawn with flower and shrub borders (with rear pedestrian access leading to the village centre a pleasant short walk away). Paths either side of the house connect the front and rear gardens.

The property benefits from gas central heating, all mains services and superfast broadband is available in the area.

This interesting home in an attractive setting is a must see. Offered with no onward chain.



### Directions

Sat Nav Ref: GU10 4BT

### Local Authority

Waverley  
Band G

