



The Mount Rosemary Lane, Rowledge, Farnham, Surrey. GU10 4DB.  
Guide Price £1,500,000



## Description

A stunning detached home situated in an unmade lane, within the much sought after village of Rowledge. The property occupies a fabulous mature plot of 0.2 acres. The extended and well presented accommodation includes a spacious entrance hall, living room with log burner, family room, study with cast iron fire place, utility room and cloakroom. The hub of the home is the spectacular kitchen/dining room with large roof lanterns and bifold doors to the rear garden. The bespoke, handmade kitchen offers a huge island unit and an abundance of cupboards and drawers, a full range of Siemens appliances, hot tap, wine fridge and a walk in pantry. This fantastic space is perfect for day to day family living as well as entertaining. On the first floor there are four double bedrooms, two with en-suite facilities, and a family bathroom. The beautiful rear garden offers a large lawned area and full width patio, a 16'x8' workshop/shed with light and power, and a further 8'x4' garden shed. A gate provides access to the front of the house where two driveways provide off road parking for three cars and access to the single garage.



The property benefits from double glazing, gas central heating, all mains services and the water supply is metered. Superfast broadband is available in the area and mobile signal will vary depending on network. Buyers are recommended to carry out their own onsite checks.

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.

## Directions

Sat Nav Ref: GU10 4DB

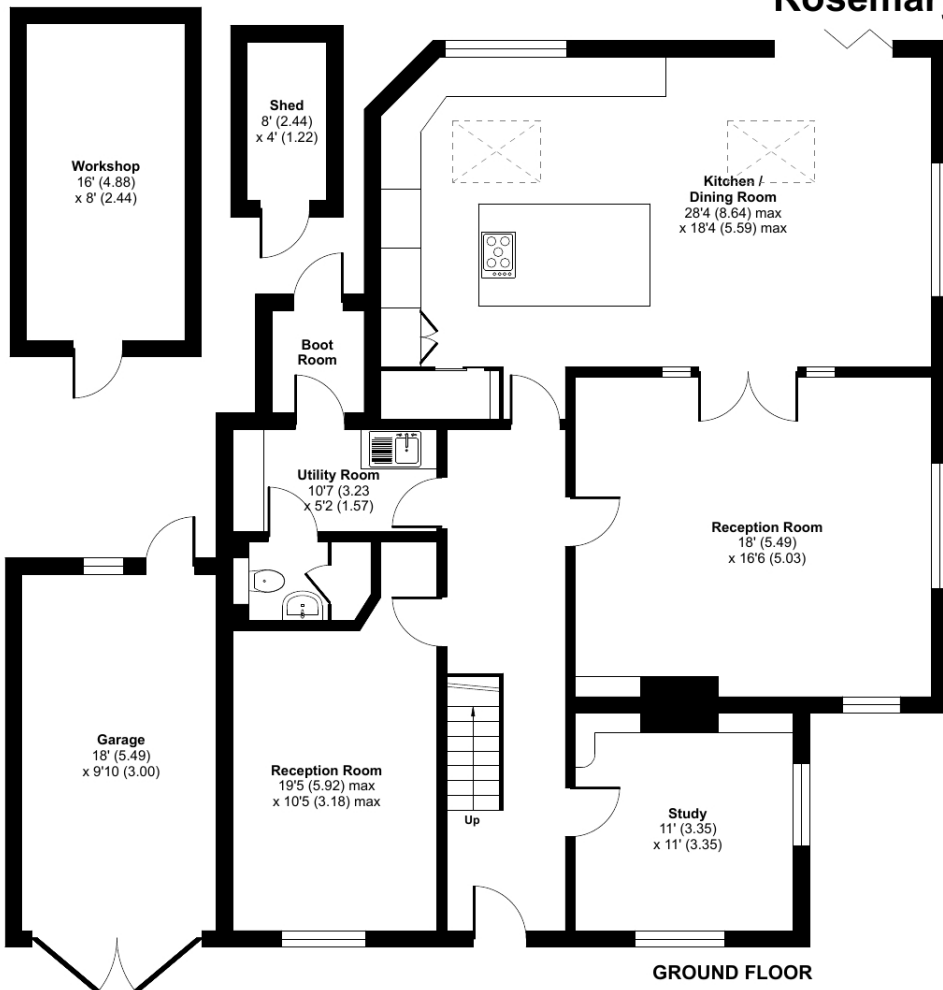
## Local Authority

Waverley  
Band G

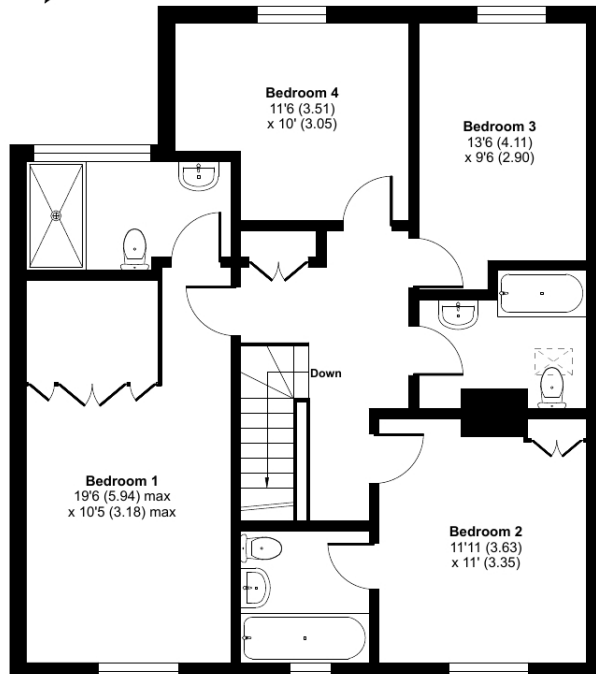


# Rosemary Lane, Rowledge, Farnham, GU10

Approximate Area = 2229 sq ft / 207 sq m  
 Garage = 177 sq ft / 16.4 sq m  
 Workshop / Shed = 160 sq ft / 14.8 sq m  
 Total = 2566 sq ft / 238.2 sq m  
 For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**

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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Keats Fearn Limited. REF: 1134699



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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.

