



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



Description

A Delightful Detached Home in an Idyllic Village Setting – Set Within 0.44 Acres of Beautiful, Private Grounds.

Tucked away in a wonderfully secluded position, this charming detached residence sits within expansive gardens of approximately 0.44 acres, offering a rare opportunity to enjoy peaceful village life in the heart of highly sought-after Rowledge. Just a short stroll from the vibrant village centre, the property offers both tranquillity and convenience in equal measure. Built from traditional brick and stone, the house exudes character and charm, with generous and well-proportioned accommodation throughout. While perfectly comfortable as is, the property presents excellent scope for modernisation or extension (subject to the usual consents), allowing a buyer to tailor the home to their individual style.



The ground floor comprises a warm and welcoming sitting room, a spacious dining room perfect for entertaining, a breakfast room, kitchen, and a cloakroom/WC. Upstairs, four well-sized bedrooms are served by a family bathroom, offering flexible living space for families or those in need of a home office. Approached via a long private driveway owned by number 12 — access granted for number 14 and number 16 (the maintenance of the this driveway is shared between number 14 and number 16 equally). The house is surrounded by expansive lawned gardens to the front and rear, which enjoy a sunny orientation and a high degree of privacy—ideal for relaxing, entertaining, or simply soaking up the peaceful atmosphere.



Further features include gas central heating, double-glazed windows, all mains services, and availability of superfast broadband. Mobile phone signal is generally strong across all networks (prospective buyers are advised to check individual coverage). Village Life at Its Best Rowledge is a picturesque and thriving village offering a welcoming community and an excellent range of local amenities. These include a renowned traditional butcher, convenience store, independent café, hairdresser, pub, and regular bus services. The village recreation ground hosts both the local Cricket and Tennis Clubs, fostering a real sense of community spirit. Nature lovers and outdoor enthusiasts will be spoiled for choice with the nearby Alice Holt Forest, offering endless opportunities for walking, cycling, horse riding, and family-friendly adventures such as Go Ape.

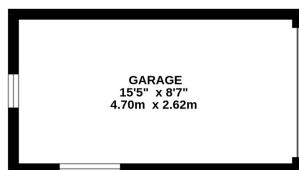
Directions

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.

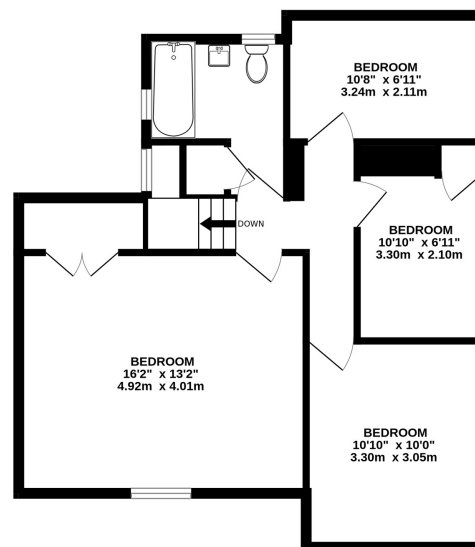
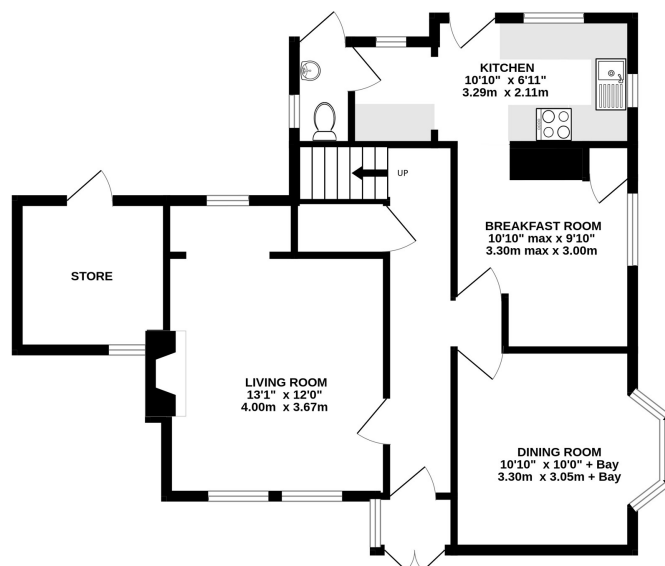
Local Authority

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
Very energy efficient - lower running costs		
(92+)	43	76
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
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.

