



29 High Street, Rowledge, Farnham, Surrey. GU10 4BT.
Guide Price £800,000



Description

Set in the heart of Rowledge Village is this sensational period property, providing flexible accommodation with the benefit of a passed certificate of lawfulness use including plans - to modify the loft to create a further bedroom and shower room. Tastefully renovated and extended by the present owners, this lovely home offers a blend of both period and modern features throughout. On the ground floor there is a welcoming hallway, sitting room with a feature fireplace, utility room, WC; whilst the main selling feature of the house is the kitchen/dining/family room that overlooks the rear garden. This benefits from a wood burning stove, breakfast bar, French doors leading to the rear garden, a well designed walk-in larder, and 5 skylights that flood the room with natural light. On the 1st floor there are 2 double bedrooms each with their own original feature fireplaces, a further single bedroom, and a well appointed family bathroom.

To the front of the house there is a block paved driveway that provides off road parking for 2 vehicles. There is access to the rear from the side of the house via a secured side gate. The rear garden offers a good degree of seclusion and is mainly laid to lawn with mature flower beds and borders. To the rear of the garden is a large home office/studio with a mini kitchenette and a shower room. This is currently used as a home office, guest annexe and workout area.



Rowledge village offers local shops including a renowned butcher, late night convenient store and independent cafe and hairdressers, public house, bus routes and recreation ground that is home to the Cricket and Tennis Clubs. 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.

Material Information - Superfast broadband available and good mobile signal likely with all providers outside. Gas fired boiler located in the loft.

Directions

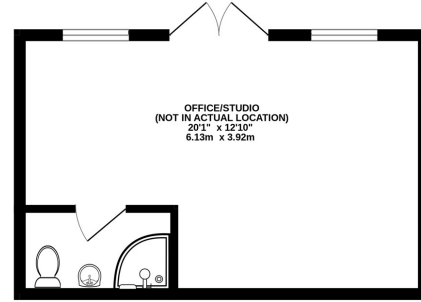
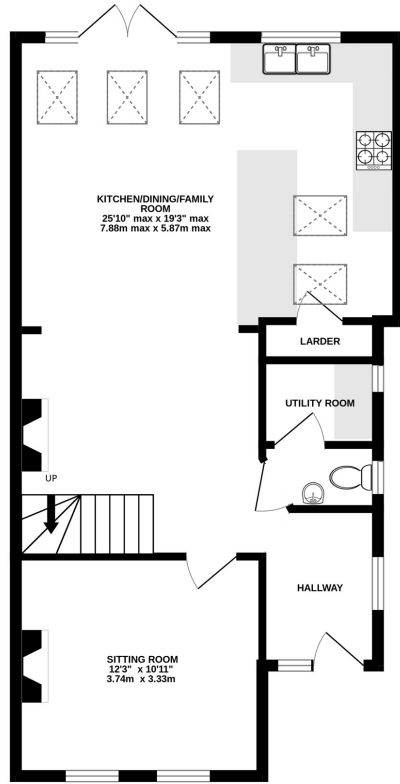
SAT NAV - GU10 4BT

Local Authority

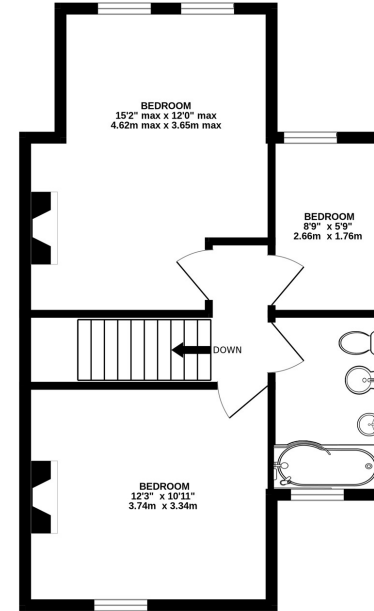
Waverley
Band D



GROUND FLOOR
895 sq.ft. (83.1 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1408sq.ft. (130.8 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+)	A		83
(81-91)	B		
(69-80)	C	73	
(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.

