



5 Glynswood, Boundstone, Farnham, Surrey. GU10 4TN.
Guide Price £900,000

keatsfearn



Description

A very spacious detached home, situated in a small cul de sac, within walking distance of Rowledge village. The generous and flexible accommodation includes an entrance hall, cloakroom/w.c., living room with log burner, fitted kitchen/dining room with integrated appliances, utility room, family room with bi-fold doors to the garden and a study. On the first floor there are 5 double bedrooms, 2 with en-suite shower rooms, and a family bathroom. The rear garden is hard landscaped for easy maintenance and offers a good degree of seclusion. To the front of the house there is off road parking for a number of cars and an integral garage.

The property is situated in a sought after location on the edge of Rowledge village which offers excellent amenities including a butcher, post office and local store, coffee shop, public house and village hall. The village Primary School and Church are very active and there is a wide variety of local societies, sports and social activities, including its popular tennis and cricket clubs. More extensive facilities can be found in the nearby Georgian town of Farnham which has a mainline station with regular services to Waterloo within one hour. There is a good selection of excellent state and private schools within the area, including Rowledge Primary School, Weydon Secondary School, Edgeborough, Frensham Heights and More House. Recreational country pursuits can be found nearby, including walking, riding and biking at Alice Holt Forest, sailing at Frensham and golf at Hankley Common and Hindhead.



Directions

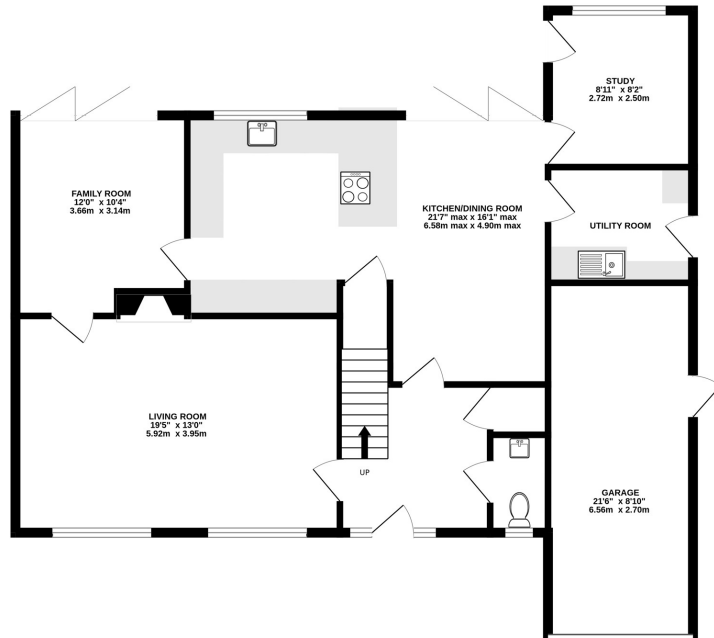
Leave Farnham via Firgrove Hill. At the traffic lights turn right into Ridgway Road and on to into Shortheath Road. At the staggered crossroads, turn left into Sandrock Hill Road and continue down the hill and up the other side, bearing right at the bend into Boundstone Road. Take the third turning left into Glynswood where number 5 can be found on the left hand side.

Local Authority

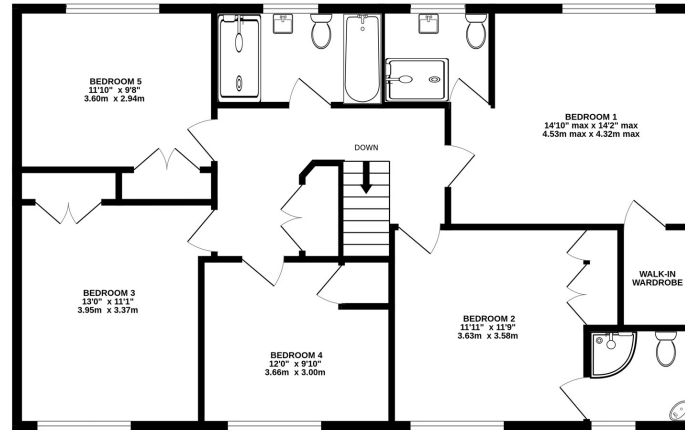
Waverley
Band G



GROUND FLOOR
1112 sq.ft. (103.3 sq.m.) approx.

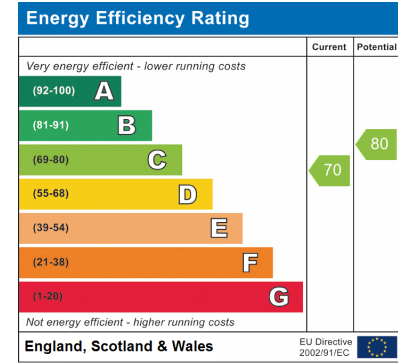


1ST FLOOR
1012 sq.ft. (94.0 sq.m.) approx.



TOTAL FLOOR AREA : 2124 sq.ft. (197.3 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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15 Downing Street , Farnham, Surrey, GU9 7PB

Tel: 01252 718018

Email: sales@keatsfearn.co.uk

Web: www.keatsfearn.co.uk

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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.

