

Disclaimer: For clarification we wish to inform prospective purchasers/tenants 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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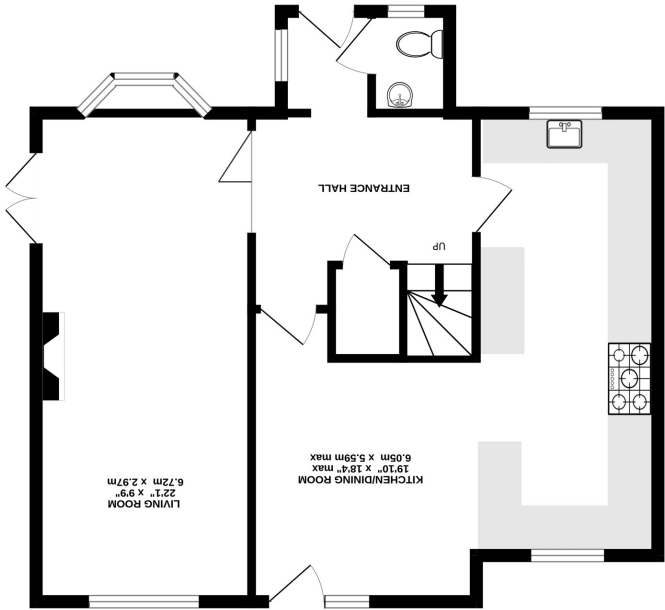
Tel: 01252 718018

15 Downing Street , Farnham, Surrey, GU9 7PB

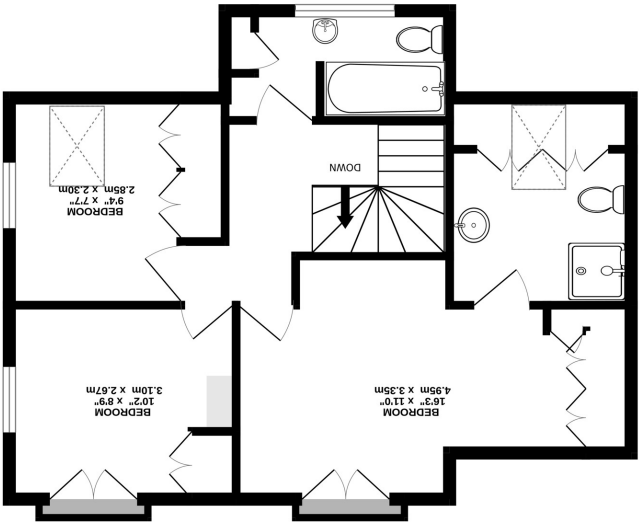
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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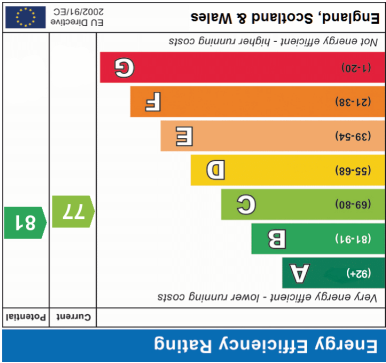
TOTAL FLOOR AREA : 1170 sq.ft. (108.7 sq.m.) approx.



GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.3 sq.m.) approx.





Description

A charming detached home in the heart of Rowledge Village. Nestled at the end of a quiet, unmade lane on the edge of Rowledge Village, this delightful detached home enjoys a serene village setting while being within easy reach of Frensham Heights and other highly regarded schools. Rowledge itself offers a vibrant local community with a renowned butcher, late-night convenience store, independent café, hairdressers, a welcoming village pub, regular bus routes, and a recreation ground home to the Cricket and Tennis Clubs. For nature lovers, the surrounding countryside is a haven: explore Alice Holt Forest with its walking trails, Go Ape adventure course, horse riding and cycling routes, or enjoy sailing at nearby Frensham Great Pond.

The property provides generous, well-planned accommodation, including a spacious entrance hall, cloakroom/WC, a triple-aspect living room, and a large kitchen/dining room fitted with a comprehensive range of shaker-style units. Upstairs, three bedrooms offer comfort and style, two featuring charming Juliette balconies, all with fitted wardrobes, complemented by a family bathroom and an en-suite shower room.

Outside, the enclosed rear garden is a private retreat with paved patio and lawned areas, bordered by brick walls and wooden panel fencing. To the front, a block-paved driveway provides convenient off-road parking.

Agent's Note: Planning has been submitted for 49 dwellings with improved vehicular access, landscaping, and associated works following the demolition of sheds on the field to the rear (EHDC-25-0742-FUL).

Directions

SAT NAV GU10 4LB

Local Authority

East Hampshire
Band E

