



24 Clare Mead, Rowledge, Farnham, Surrey. GU10 4BJ.
£475,000



Description

A spacious three bedroom home within a short walk of Rowledge village centre. Clare Mead forms part of a popular development and this property is one of two which share a unique design, offering larger accommodation with three double bedrooms. The ground floor comprises an entrance hall with cloakroom/w.c., a lounge/dining room with French doors to the rear garden and a kitchen featuring a comprehensive range of quality units, integrated appliances and granite worksurfaces. On the first floor the three double bedrooms are served by a family bathroom with a panel enclosed bath with independent shower over. The enclosed, westerly facing rear garden features a timber deck and lawned area, with a gate providing rear access to a brick built garage with power.



Rowledge village offers local shops including a renowned butcher, late night convenience store, independent cafe, a hairdressers, public house, bus routes and recreation ground that is home to the Cricket and Tennis Clubs. The beautiful surrounding countryside includes Alice Holt Forest which provides numerous opportunities for outdoor activities and country pursuits, including walking, Go Ape, riding and cycling. Sailing is available at nearby Frensham Great Pond. As with most modern developments, there is an estate management charge which is currently £612 per annum.

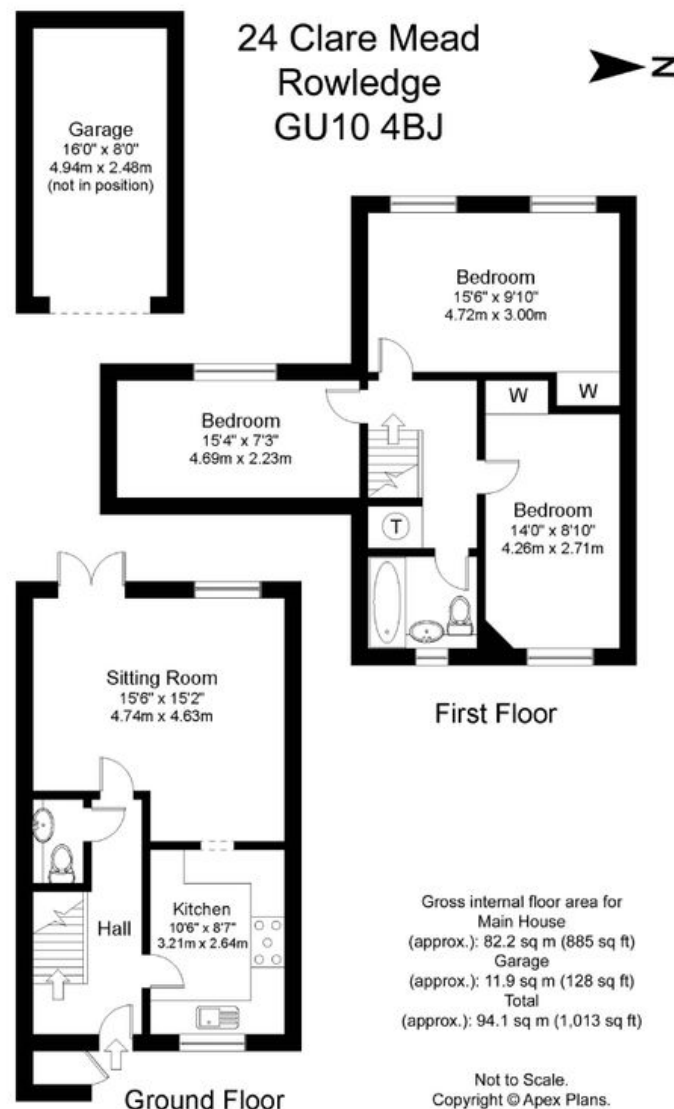
Directions

SAT NAV - GU10 4BJ

Local Authority

Waverley
Band E





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	66
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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