



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.
 Made with Metropix ©2023

England, Scotland & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
Very energy efficient - lower running costs	
Current	46
Potential	81

Energy Efficiency Rating





Description

This sale presents a superb chance to acquire a spacious, family home built in 1959 and further extended in 1972 in a private unmade lane close to Alice Holt Forest.

Key Features Include:

* Detached family home * 4 Bedrooms * 2 Bath/shower rooms * 2 Receptions * Family room and Sun room * Secluded garden with extensive lawn * Requires further updating * No onward chain * Village location



Rowledge village is most convenient offering local shops, including a butcher, local store, newsagent, public house, bus routes and recreation ground. 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

Agent's Notes - Probate papers were submitted on the 8th September 2023. The Oak tree in the front garden is subject to a TPO.

Directions

Leave Farnham via West Street and at the Coxbridge roundabout go straight across. Continue on the A325 through Wrecclesham and Holt Pound, and after passing Millers Restaurant on the right, turn left into Fullers Road. After a short distance turn left into Rosemary Lane where the property can be found along on the left.



Local Authority

Waverley
Band G

