



ESTATE AGENTS



School Road, Rowledge, Farnham, Surrey

Price Guide £895,000

School Road, Rowledge, Farnham, Surrey

A truly exceptional, extended and well presented four double bedroom family home, located in a quiet road in the heart of Rowledge Village.

To the ground floor the entrance hall leads through to the living room, cloaks storage and has access into the garage. The fabulous light and airy bay fronted living/dining room has feature exposed brick fire places and wood burning stove. This leads through to the kitchen and snug area with stairs to the first floor. The kitchen/breakfast room overlooks the rear garden and has a wide range of cupboard and drawer units and leads through to the inner porch, utility cupboard and downstairs cloakroom.

To the first floor the light and airy landing leads to all four double bedrooms, ensuite shower room to the second bedroom and four piece family bathroom, with free standing roll edge bath.

Outside the extensive private South facing rear garden is mainly laid to lawn and enclosed by hedging. There is a paved patio area and garden shed.

Outside to the front there is a gravel driveway for three vehicles with side access.

Freehold
Council tax band E - East Hampshire

- Four bedrooms
- Entrance hall
- Living/dining room
- Study/reading area
- Double glazing
- Gas central heating
- Kitchen/breakfast room
- Cloakroom
- Ensuite shower room
- Family bathroom
- Private garden
- Drive way parking for three vehicles
- No onward chain



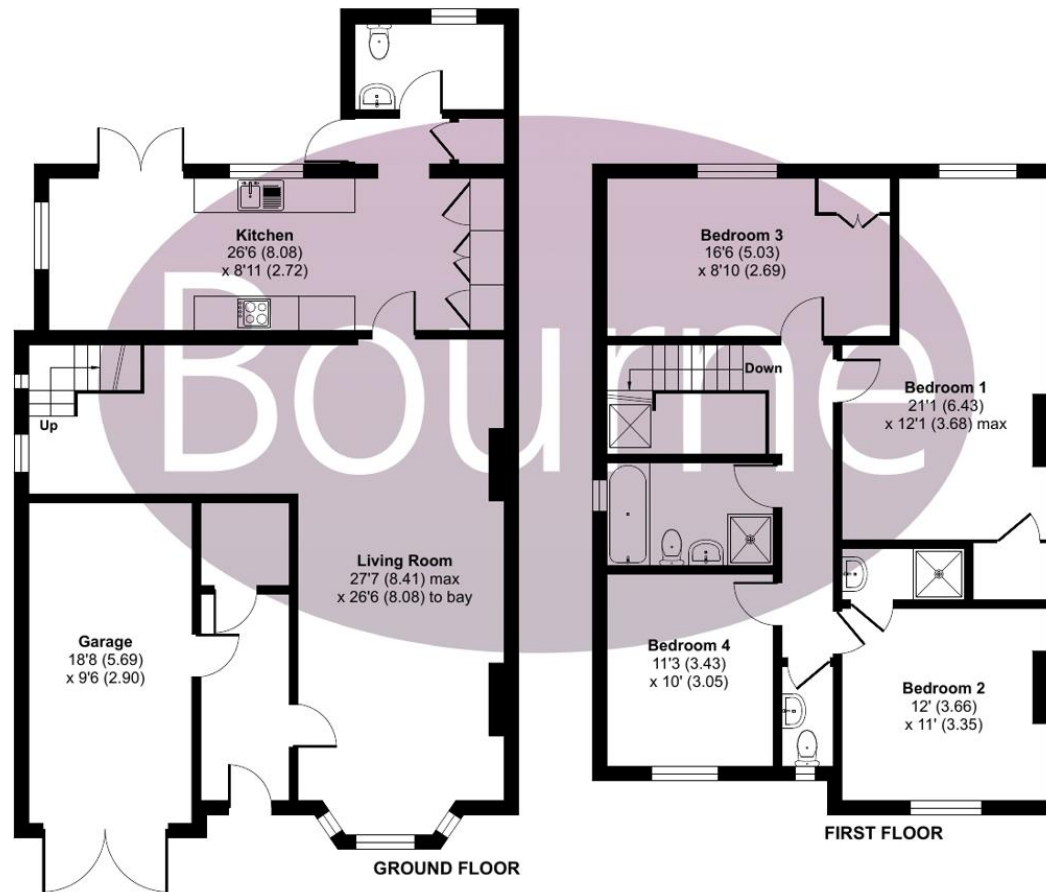
Floorplan



School Road, Rowledge, Farnham, GU10

Approximate Area = 1980 sq ft / 183.9 sq m (includes garage)

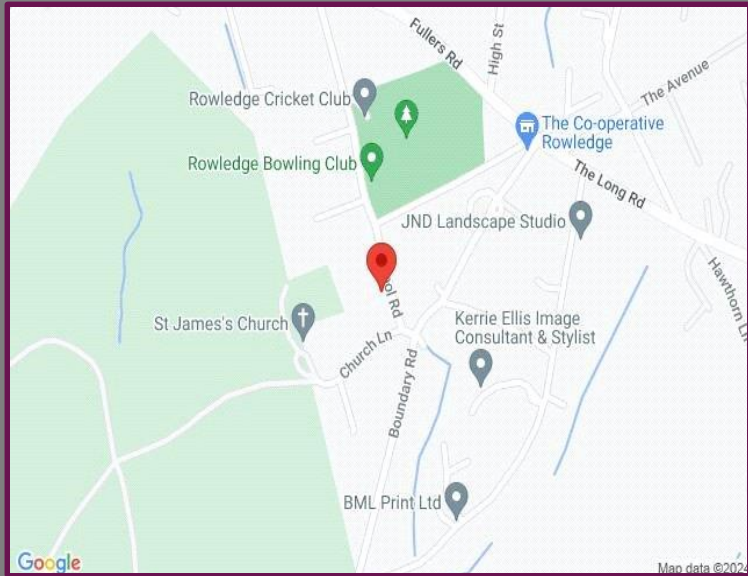
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Bourne Estate Agents. REF: 1105966

Location

The property is situated within the highly regarded village of Rowledge with its local shops, pubs, village green with cricket club, church, primary school & direct access into Alice Holt Forest, a safe location for walking, running, cycling and horse riding, that covers over 2,000 acres.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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