



BOUNDSTONE ROAD, ROWLEDGE, FARNHAM, SURREY, GU10

£1,250,000 *Freehold*



KEY FEATURES

- Elegant Victorian village home extending to approximately 2,900 sq ft
- Exceptional reception hall with galleried landing and original tiled flooring
- Stunning open plan kitchen, dining and family room
- High ceilings, original fireplaces and period detailing throughout
- Flexible accommodation including a ground floor bedroom suite
- Detached garden office/studio ideal for home working
- Mature garden with entertaining terrace, pergola and extensive lawn
- Prime Rowledge village location close to schools, amenities and countryside



Farnham

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ACCOMMODATION

Occupying a prominent position within the heart of Rowledge, this elegant Victorian home combines beautiful period character with the flexibility and practicality required for modern family living.

An exceptional reception hall creates an immediate sense of arrival, featuring impressive ceiling heights, original tiled flooring, a feature fireplace and sweeping staircase. Throughout the house, period detailing, original fireplaces and generous proportions are complemented by contemporary finishes and beautifully presented interiors.



At the heart of the home is a superb kitchen, dining and family room, centred around a substantial island and flooded with natural light from roof lanterns and French doors opening onto the garden. A separate sitting room and cosy snug provide excellent additional living space, while a ground floor bedroom and shower room offer valuable flexibility for guests, older children or multi-generational living.

The first floor provides beautifully proportioned bedroom accommodation, including an impressive principal suite with high ceilings, an original fireplace, a walk in dressing room and a stylish en suite shower room. Two further double bedrooms are served by a well-appointed family bathroom featuring a freestanding bath and separate walk in shower.



MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: G

EPC rating: D

Is the property listed: Property is not listed

Outside

The gardens are a real highlight of the property and provide an excellent balance of space, privacy and usability. A substantial terrace and attractive pergola create superb areas for outdoor dining and entertaining, while the extensive lawn provides ample space for children to play and families to enjoy throughout the seasons.

Mature trees, established planting and well-stocked borders create a wonderfully private setting and enhance the overall sense of seclusion. A detached garden office/studio sits discreetly within the grounds and provides an invaluable addition for those working from home or seeking versatile ancillary space. Generous driveway parking at the front completes the property.

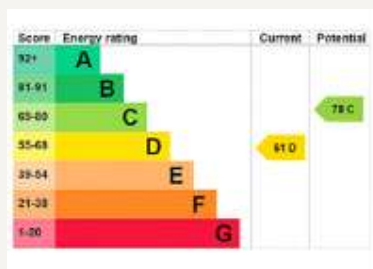
LOCATION

Rowledge is widely regarded as one of the most desirable villages surrounding Farnham, offering a thriving community, highly regarded primary school, village shop, public house and excellent local amenities.

Particularly popular with families, the village enjoys a strong sense of community alongside immediate access to Alice Holt Forest and miles of surrounding countryside, ideal for walking, cycling and outdoor recreation.

The Georgian market town of Farnham is nearby and provides an excellent selection of independent boutiques, cafés, restaurants and leisure facilities, together with a mainline station offering services to London Waterloo.

The area is exceptionally well served by a number of highly regarded schools, including Rowledge C of E Primary School, Edgeborough, St Edmund's School, More House School and Frensham Heights, further enhancing the appeal of this sought-after village location.



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/FAR240317>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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Approximate Area = 2847 sq ft / 264.4 sq m

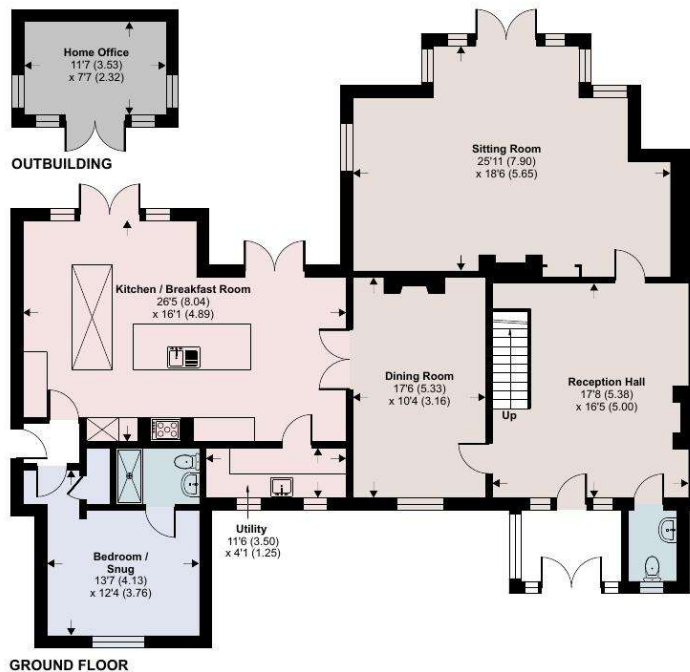
Outbuilding = 88 sq ft / 8.1 sq m

Total = 2935 sq ft / 272.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2026. Produced for Winkworth. REF: 1515505

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