



HIGH STREET, ROWLEDGE, FARNHAM, SURREY, GU10

Offers in the region of £830,000 *Freehold*



KEY FEATURES

- Immaculately presented and impeccably maintained family residence
- Three versatile reception rooms, ideal for both sophisticated entertaining and relaxed family life
- Generous principal suite featuring a stylish contemporary en suite shower room
- Three further well proportioned double bedrooms, perfect for family and guests
- Private driveway providing extensive off-road parking, complemented by a detached garage
- Beautifully landscaped south-facing garden, bathed in natural light
- Ideally situated within easy reach of the village centre and a range of local amenities
- Moments from Alice Holt Forest, offering picturesque walks and cycling trails
- Offered to the market chain free



Farnham

01252 733042 | farnham@winkworth.co.uk

Winkworth

for every step...



ACCOMMODATION

The property has been well cared for by the current owners and is well presented throughout. The ground floor comprises inviting entrance hallway, dining room, fully fitted kitchen with adjoining utility room, large sitting room with sliding doors and a pretty outlook to the garden, study room and understairs cupboard.

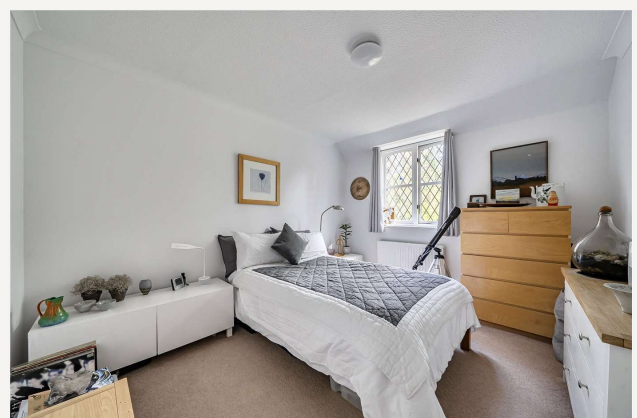
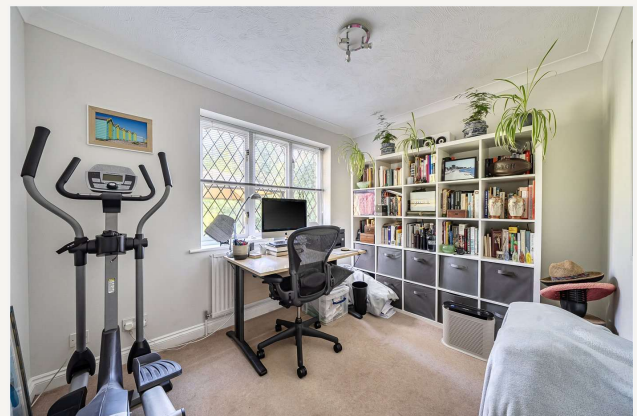
Upstairs comprises a principal bedroom with en suite bathroom, a further three double bedrooms and large family bathroom.

There are extensive loft areas which could be incorporated as storage or (subject to planning permission) further accommodation.

Outside

The property is approached via a driveway offering good parking, leading to a detached single garage. The front garden is laid to lawn with mature planting and hedging offering an attractive sense of privacy.

The rear garden is a standout feature; beautifully mature, with shaped lawns, established borders and a selection of trees providing seasonal interest. A terrace adjoining the rear of the house creates a natural outdoor seating area, perfect for dining or relaxing. The garden extends further into a wider lawn, offering a lovely open feel and a peaceful outlook.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: G
EPC rating: D
Is the property listed: Property is not listed

LOCATION

High Street is situated within the heart of the highly regarded village of Rowledge to the south of Farnham. Within the village there is a post office, local store, butchers, public house, Veterinary, tea shop, new village hall/community centre currently under construction, church, village green with popular tennis and cricket clubs and playground.

Rowledge benefits from one pre-school nursery and a popular primary school. Close by is the high performing Weydon Secondary School and an excellent choice of private schools including, Frensham Heights, More House and Edgeborough Prep School. Alice Holt Forest covers over 2,000 acres and is ideal for walking, running, fishing, cycling and riding. Farnham mainline station is under 3 miles. Access to the M3 can be gained via the A331 and the A3 can be joined at Guildford via the A31.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	77 C
39-54	E		
21-38	F		
1-20	G		



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



<https://www.winkworth.co.uk/sale/property/FAR260107>

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.



High Street, Rowledge, Farnham, GU10

Approximate Area = 1370 sq ft / 127.2 sq m

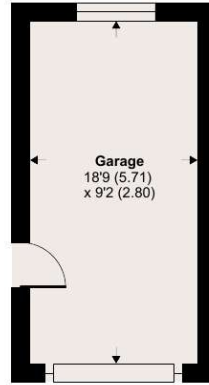
Limited Use Area(s) = 13 sq ft / 1.2 sq m

Garage = 172 sq ft / 15.9 sq m

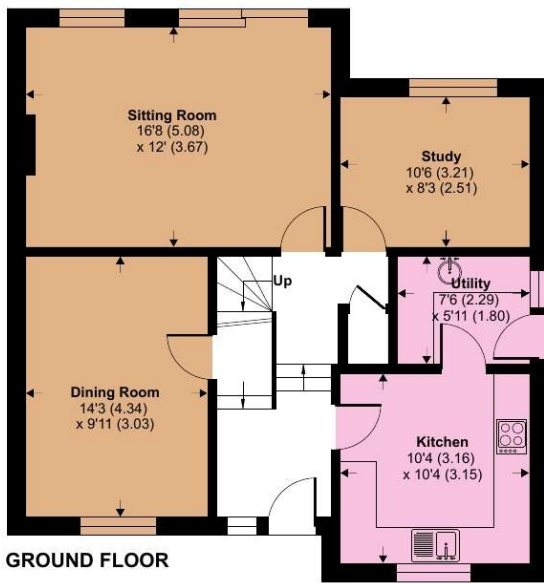
Total = 1555 sq ft / 144.3 sq m

For identification only - Not to scale

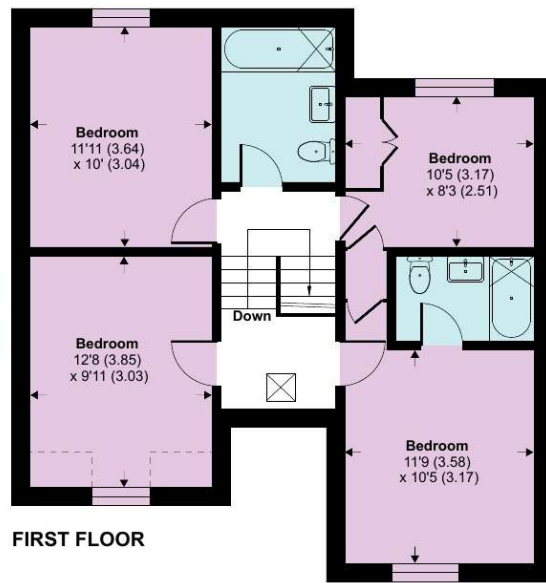
Denotes restricted
head height



GARAGE



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Winkworth. REF: 1435111

Winkworth

Farnham

01252 733042 | farnham@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.