



PROSPECT ROAD, FARNHAM, SURREY, GU10

£875,000 *Freehold*



KEY FEATURES ACCOMMODATION

- Prime Rowledge village location
- Beautifully extended and impeccably presented
- Outstanding kitchen / breakfast / family room
- Exceptional specification throughout
- Three double bedrooms and two stylish bath/shower rooms
- Underfloor heating
- Utility room and ground floor cloakroom
- Landscaped garden and private driveway parking



Farnham

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ACCOMMODATION

Occupying a desirable position in the heart of Rowledge, this beautifully appointed family home has been thoughtfully extended and comprehensively improved to create a house perfectly suited to modern living.

At the centre of the home is a magnificent kitchen/breakfast/family room, undoubtedly the standout feature of the property. Flooded with natural light from rooflights and two sets of bi folding doors, the space is designed around a substantial central island and enjoys a seamless connection to the garden beyond. Combining cooking, dining and relaxed family living, it forms an exceptional entertaining space and the true heart of the home.



The original house balances the contemporary extension beautifully, retaining a sense of character and warmth. A charming sitting room with bespoke cabinetry and feature fireplace provides a more intimate retreat, while a separate dining room offers excellent flexibility for both family life and entertaining. A utility room and cloakroom enhance the practicality of the accommodation.

The bedroom accommodation is equally impressive. Arranged over the upper floors are three generous double bedrooms, including an outstanding principal suite occupying the entire second floor, complete with a stylish en suite shower room and extensive fitted storage. The remaining bedrooms are served by a beautifully appointed family bathroom.

Finished to an exceptional standard throughout, the property offers a rare opportunity to acquire a turnkey home where every element has been carefully considered, allowing an incoming purchaser to simply move in and enjoy.



MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: Tbc

EPC rating: C

Is the property listed: Property is not listed

OUTSIDE

Approached via a gravel driveway providing private parking, the property enjoys an attractive frontage that complements its handsome red-brick elevation.

The rear garden has been carefully designed to create a wonderful sense of indoor-outdoor living. A broad entertaining terrace flows directly from the kitchen/family room, whilst the lawn and pergola seating area provide attractive spaces for both relaxation and entertaining. Enclosed by mature boundaries and beautifully maintained throughout, the garden offers the perfect balance of practicality, privacy and enjoyment.

LOCATION

Occupying a prime position within the highly sought-after village of Rowledge, the property enjoys the rare balance of village living and excellent connectivity. Renowned for its vibrant community, highly regarded primary school and excellent local amenities, Rowledge remains one of the most desirable villages surrounding Farnham.

The village centres around its attractive green and offers a range of amenities including a village shop, public house, cricket club and tennis club, all contributing to its enduring appeal.

Farnham's historic Georgian town centre is within easy reach and offers an exceptional selection of independent shops, restaurants and cafés, alongside Waitrose, M&S Foodhall and a mainline station providing services to London Waterloo.

Surrounded by beautiful countryside, including Alice Holt Forest, Frensham Common and the Surrey Hills National Landscape, the area offers outstanding opportunities for walking, cycling and outdoor recreation, making it an ideal location for families and those seeking an active outdoor lifestyle.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	69 C	83 B
39-54	E		
21-38	F		
1-20	G		

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



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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.





Denotes restricted
head height

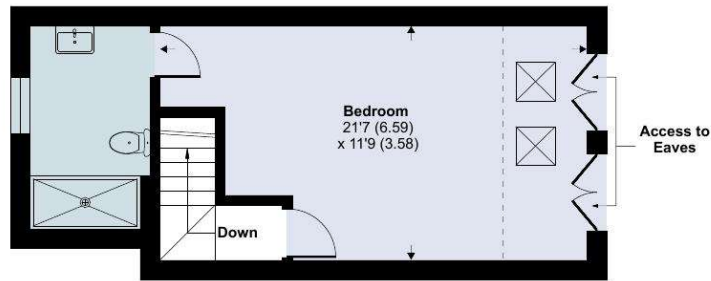
Prospect Road, Rowledge, Farnham, GU10

Approximate Area = 1440 sq ft / 133.7 sq m

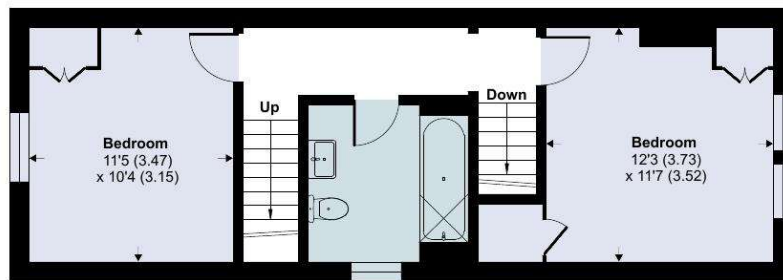
Limited Use Area(s) = 50 sq ft / 4.6 sq m

Total = 1490 sq ft / 138.3 sq m

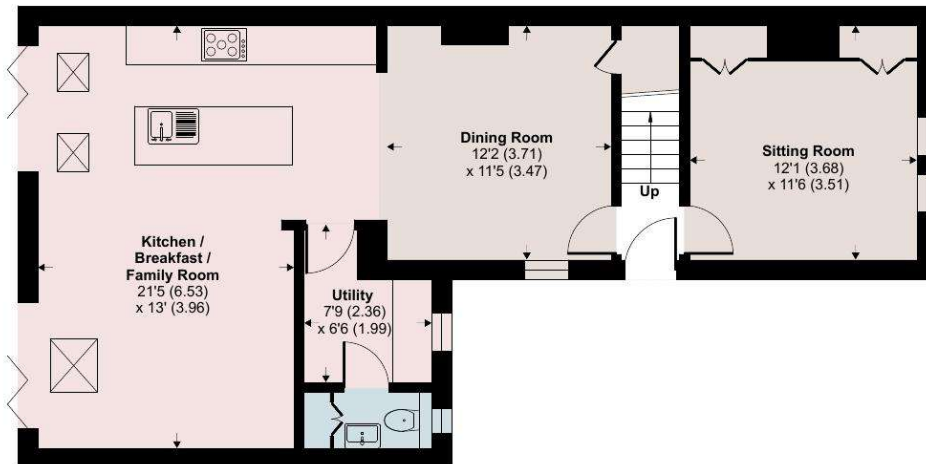
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Winkworth. REF: 1531157

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