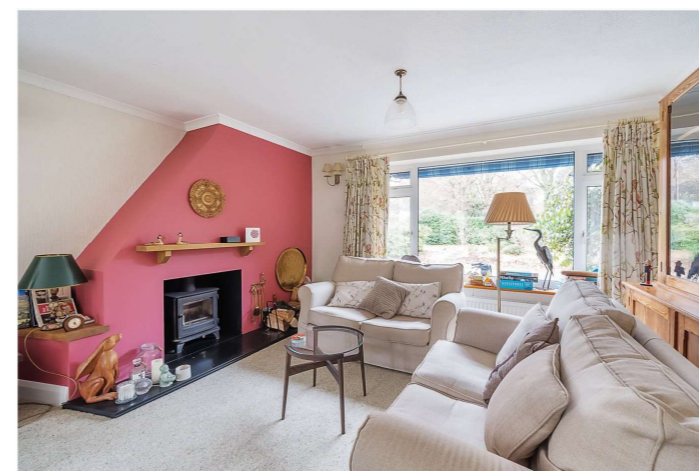
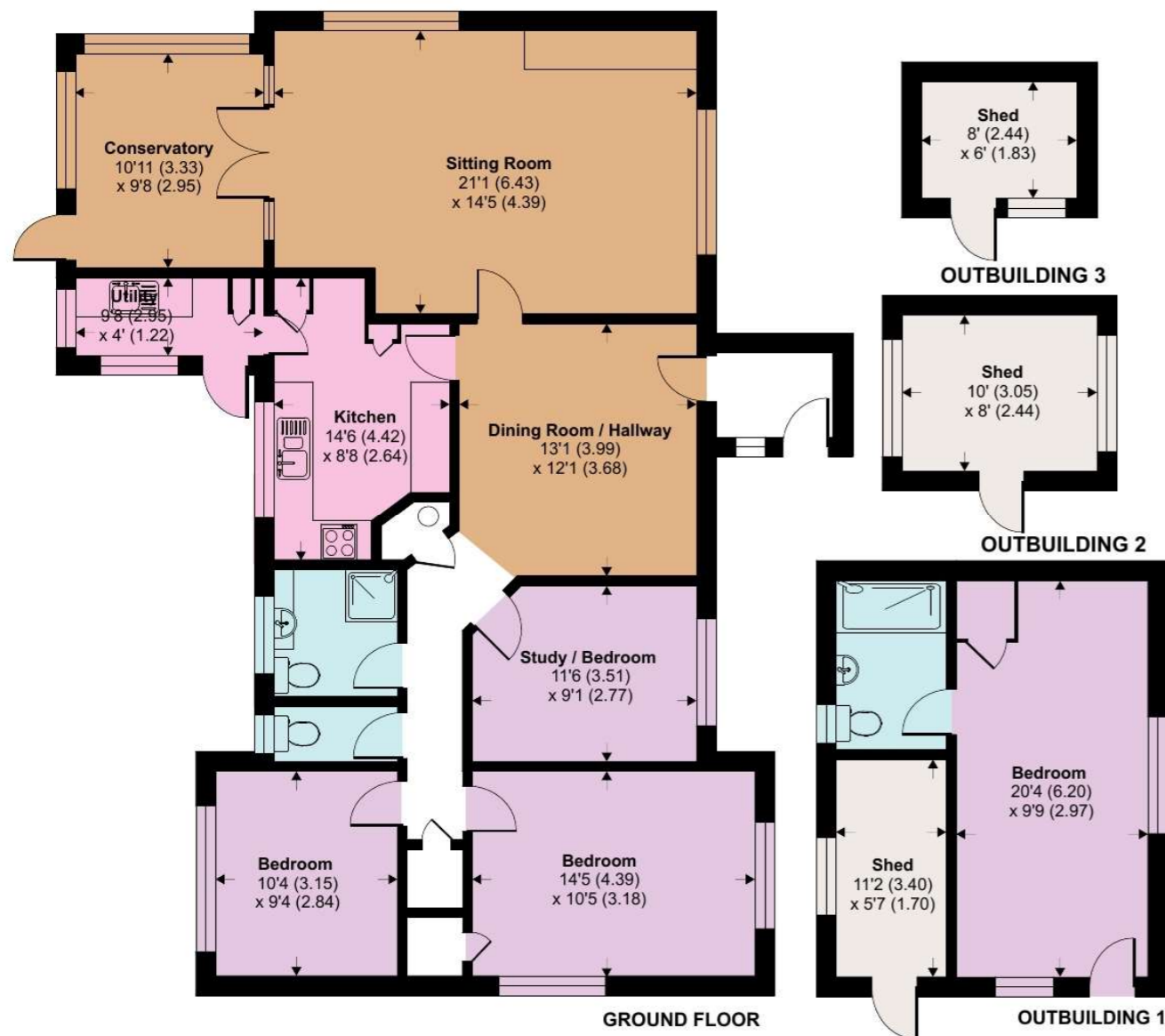


# Boundstone Road, Rowledge, Farnham, GU10

Approximate Area = 1301 sq ft / 120.8 sq m  
 Outbuilding = 453 sq ft / 42. sq m  
 Total = 1754 sq ft / 162.9 sq m  
 For identification only - Not to scale



## BOUNDSTONE ROAD, ROWLEDGE, FARNHAM, SURREY, GU10

Guide Price £800,000

A well presented bungalow with a detached annexe in the grounds, within walking distance to Rowledge village.

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**ACCOMMODATION**

- Well presented home
- Recently refurbished detached annexe in the grounds
- Two reception rooms and study
- Three bedrooms
- Garden room
- Village location
- Large private garden
- Secluded position
- Walking distance to village shops

**DESCRIPTION**

Approached via a gated drive, Nuthatch is a highly desirable bungalow set within a beautiful secluded setting with upmost privacy.

The property is tucked away off one of Rowledge's prime roads is within walking distance to the village shops and amenities.

Arranged on one level, there is the potential to extend, subject to the necessary planning consents. The accommodation comprises porch way, inviting entrance hallway/dining room, fully fitted kitchen, adjoining utility room, double aspect sitting room with open fireplace, garden room with door to outside.

Furthermore there are three double bedrooms, one of which is currently being used as a study, shower room, separate toilet, airing cupboard and two large storage cupboards.

There is the benefit of a recently refurbished and modernised detached annexe that consists of large bedroom/sitting room, shower room and storage room.



**Outside**

The rear garden is most secluded and consists of a generous expanse of lawn, garden shed, raised beds and borders, vegetable patch, established shrubs and trees, rear patio. To the side of the property there is a quiet courtyard area and the front garden is bordered by established hedgerow. At the front of the house there is a large driveway with parking for several vehicles.

**LOCATION**

This property is tucked away off Boundstone Road which is situated within the highly regarded village of Rowledge to the south of Farnham. Within the village there is a post office, local store, butchers, hairdressers, public house, church, village green with popular tennis and cricket clubs and playground. Rowledge benefits from two pre-school nurseries 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. There is direct access into Alice Holt Forest which covers over 2,000 acres and is ideal for walking, running, fishing, cycling and riding. Farnham mainline station is within 3.5 miles. Access to the M3 can be gained via the A331 and the A3 can be joined at Guildford via the A31.

**LOCAL AUTHORITY**

Waverley Borough Council, Godalming

**DISCLAIMER**

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.

