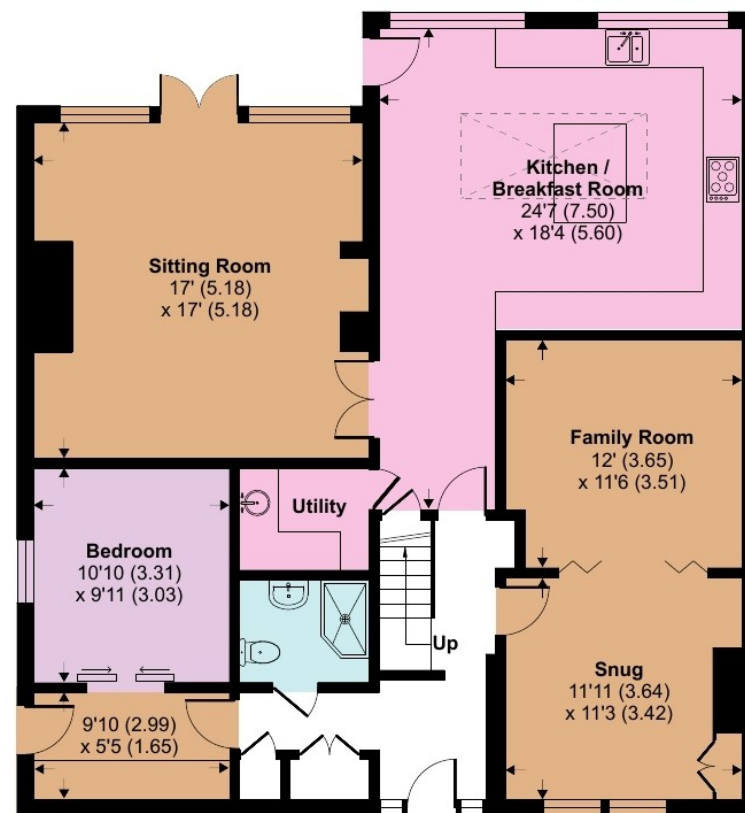
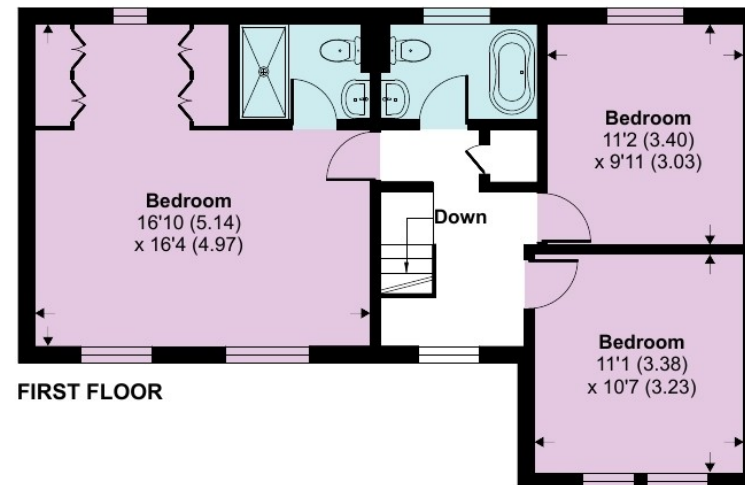
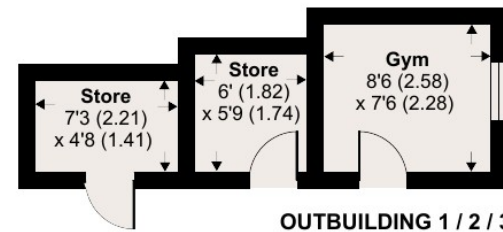


Lavender Lane, Rowledge, Farnham, GU10

Approximate Area = 1969 sq ft / 182.9 sq m
 Outbuilding = 131 sq ft / 12.1 sq m
 Total = 2100 sq ft / 195 sq m
 For identification only - Not to scale



LAVENDER LANE, ROWLEDGE, FARNHAM, SURREY, GU10

Guide Price £995,000

A beautifully appointed family home in this prime Rowledge location, close to the outstanding Weydon Academy, village and Alice Holt Forest.

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Winkworth



ACCOMMODATION

- Open plan kitchen/breakfast room hub
- Three reception rooms
- Four double bedrooms
- Three bathrooms
- Westerly facing garden
- Walking distance to Rowledge village
- In close proximity to Weydon Academy
- Driveway for three vehicles
- Outbuilding gym and storage

DESCRIPTION

A beautifully appointed period home with substantial and versatile accommodation almost 2,000 sq. ft. in a prime village location, nearby to amenities and Alice Holt Forest.

On entry there is a double glazed porch with oak framed stained glass door, an inviting entrance hallway, snug with feature fire place, adjoining family room with wooden flooring, open plan kitchen/breakfast hub room with sky lantern, central island and door to rear. There is a large sitting room with wooden flooring, gas burning stove, French doors to rear, utility room, large downstairs shower room, dressing area/storage room, two boot cupboards and double bedroom.

On the first floor there is a principal bedroom with dressing area and en suite shower room, two double bedrooms, family bathroom, landing area and airing cupboard.



Outside

To the front of the house there is a private driveway with parking for three vehicles. To the rear, there is a westerly facing garden that has recently been landscaped with two large patio areas, pergola, mature bushes and trees providing good privacy, level lawn and outbuilding with gym room, two storage rooms and has power and lighting.

LOCATION

The Property is located along a sought after, private lane on the edge of Rowledge village, two miles south west of Farnham. Within the village there is a post office, local store, butchers, hairdressers, public house, church, and 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.

The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafés and an excellent choice of restaurants. There is a Waitrose, Sainsbury's, DC Leisure Centre, David Lloyd Leisure Centre, local rugby, football and tennis clubs, and Reel Cinema (Brightwell's Yard).

LOCAL AUTHORITY

Waverley Borough Council, Farnham I Council Tax Band F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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.