

Clare Mead, Rowledge, Farnham, GU10

Approximate Area = 1007 sq ft / 93.5 sq m

Limited Use Area(s) = 140 sq ft / 13 sq m

Total = 1147 sq ft / 106.5 sq m

For identification only - Not to scale



Denotes restricted
head height



CLARE MEAD, ROWLEDGE, FARNHAM, SURREY, GU10

Offers in excess of £500,000

This property is set in a desirable, private estate with picturesque views over a green, in the popular village of Rowledge.

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ACCOMMODATION

- Three-storey Mews home
- Large sitting room overlooking rear garden
- Four bedrooms
- Lovely garden with good sized patio
- Private development
- Walking distance of the village centre
- Garage and residents parking
- No onward chain

DESCRIPTION

This well maintained, four bedroom mews style property, is located on a highly requested development within the popular village of Rowledge.



No commercial vehicles allowed. We understand that there is an estate charge of approximately £612 per annum.

LOCATION

The property is situated in this sought after development close to the heart of the highly desirable and vibrant village of Rowledge offering village shops, village green with popular tennis and cricket clubs, public house, ancient church and Alice Holt Forest ideal for walking, running, cycling, fishing and riding that covers over 2,000 acres. 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. 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, Leisure Centre, David Lloyd Club, local Rugby, Football and Tennis clubs, and Farnham's historic deer park offering over 300 acres.

LOCAL AUTHORITY

Waverley Borough Council, Farnham I Council Tax Band E

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.

To the ground floor there is a covered porch, with an outside storage cupboard. The entrance hall leads through to a lounge/diner to the rear which has French doors out to the rear garden. There is a kitchen/breakfast room to the front.

To the first floor are two double bedrooms, each with built in wardrobes, a single bedroom, as well as the family bathroom. To the second floor, there is a further double bedroom, walk in cupboard, two built in wardrobes and eaves storage.

Outside
To the front of the property is an open front garden, this overlooks a central green which is maintained by the managing agents and has a pathway leading to the porch and front door. The south facing rear garden is a generous size with no further houses behind, allowing extra privacy. The development has residents only parking, whilst there is an allocated garage in block.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		