

Lickfolds Road, Rowledge, Farnham, GU10

Approximate Area = 1533 sq ft / 142.4 sq m

Outbuilding = 159 sq ft / 14.7 sq m

Total = 1695 sq ft / 157.1 sq m

For identification only - Not to scale



LICKFOLDS ROAD, ROWLEDGE, FARNHAM, SURREY, GU10

Guide Price £1,300,000

Impressive double fronted late Victorian house in the heart of a sought after village.

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ACCOMMODATION

- Stunning Victorian home
- First time on the market in over 45 years
- Three reception rooms
- Four bedrooms
- Further scope to improve/extend (stpp)
- Gravelled driveway
- Delightful mature garden overlooking fields
- Stunning village position
- Close to village amenities

DESCRIPTION

A simply beautiful double fronted period family house offering excellent accommodation over two floors with good flexibility throughout.

This lovely village home comes to the market for the first time in over 45 years and offers the next homeowner a great opportunity.

The property comprises entrance hallway, well appointed sitting room with open fireplace and feature bay window, smart dining room with feature bay window, fully fitted kitchen overlooking the pretty garden, adjoining utility room, study room and downstairs cloakroom.

To the first floor there are three double bedrooms (two with built in wardrobes), single bedroom with built in wardrobes, family bathroom and airing cupboard.

Outside

There is a gravelled driveway providing off road parking to the front of the house with pedestrian access to the rear garden. At the back of the house is a very large patio area, sun terrace, and courtyard area. The delightful south westerly facing garden has a good amount of lawn area of over 200 feet in length with mature hedges, well-stocked flower beds,



two mature apple trees and a selection of trees at the boundaries offering good privacy and seclusion. There is an outbuilding/workshop, vegetable garden and the gardens overlook the local countryside.

LOCATION

Lickfolds Road is in the centre of the popular village of Rowledge around 3 miles south west of Farnham.

The village offers a shop, butcher, public house, coffee shop, hairdresser and village primary school. The village hall hosts events and clubs and the recreation ground provides a playground, tennis club, cricket club and football pitches.

The Georgian market town of Farnham offers a wide variety of high street and independent shops, an excellent choice of pubs, bars and restaurants and recreational facilities including a leisure centre and David Lloyd health club.

The A31, A331 and A3 all provide swift access to the M25 and the national motorway network, as well as Heathrow, Gatwick and Southampton airports. Farnham train station provides direct trains to Guildford (from 25 minutes) and London Waterloo (from 53 minutes).

There are a number of schools in the area, including Rowledge Primary School, St Peter's, Weydon School, Edgeborough, More House and Frensham Heights with pre-school facilities in the village itself.

Farnham has some wonderful countryside nearby including Farnham Park, Alice Holt Forest, Frensham Common (National Trust) and Frensham Great and Little Pond, providing excellent opportunities for walking and cycling.

LOCAL AUTHORITY

Waverley Borough Council, Farnham I Council Tax Band F

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		