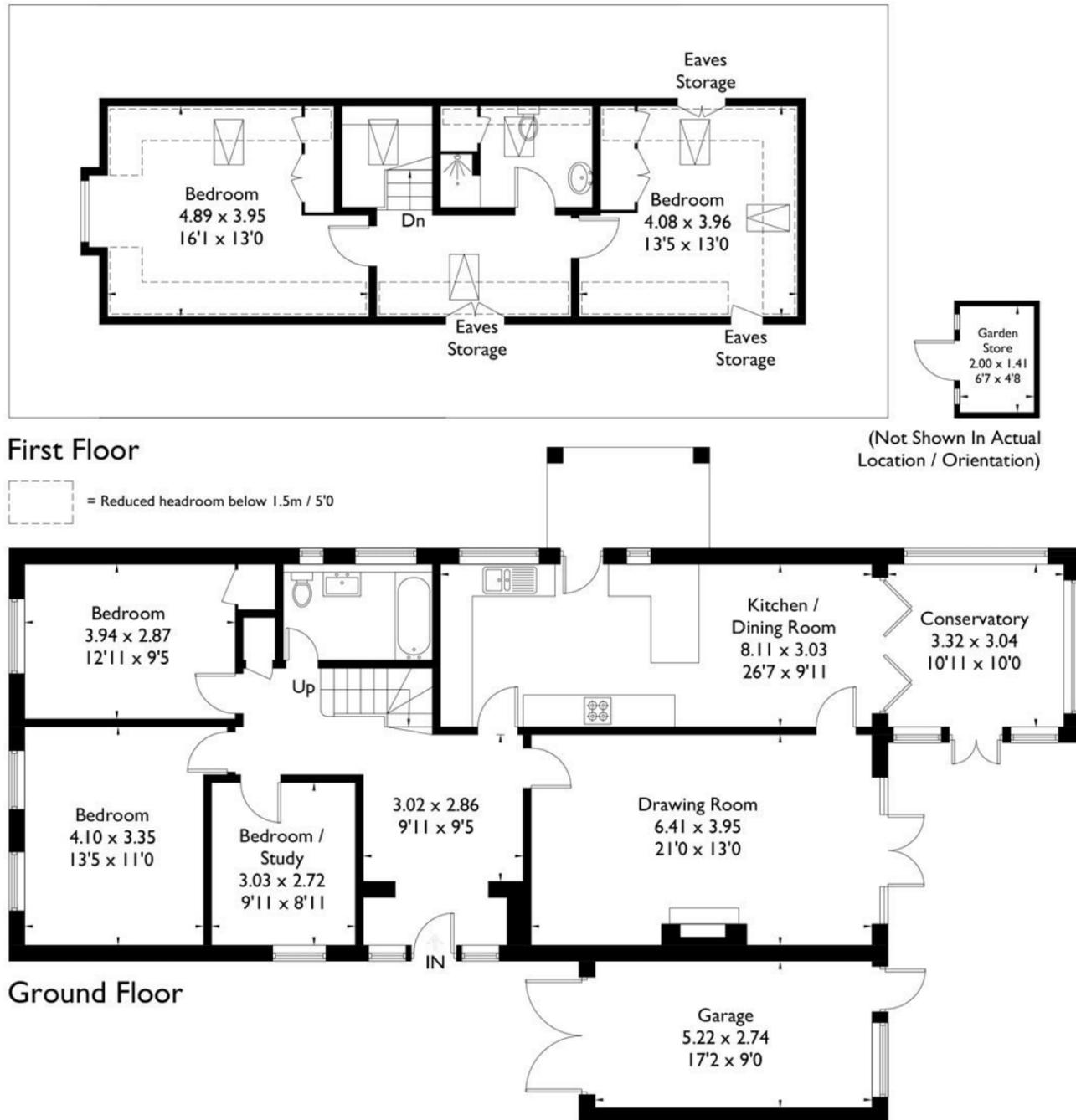


Approximate Gross Internal Area = 176.6 sq m / 1901 sq ft

Garage = 14.3 sq m / 154 sq ft

Garden Store = 2.8 sq m / 30 sq ft

Total = 193.7 sq m / 2085 sq ft



Recreation Road, Rowledge, Farnham, GU10

Guide Price £750,000

A fantastic opportunity to purchase this 4 / 5 bedroom family home with off street parking a south facing rear garden, set in this popular position within Rowledge. EPC Rating D (55).

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ACCOMMODATION

3 Double Bedrooms, 2 Further Bedrooms/Study, Open Plan Kitchen/Dining Room, Drawing Room, Conservatory, Entrance Hallway, Family Bathroom, Family Shower Room, Garage, Gardens and off street parking for 4/5 cars.

DESCRIPTION

The property is accessed via a feature front door into a spacious entrance hallway, providing access to the principle reception rooms. The 21' drawing room boasts a feature fireplace and double doors opening out on to the rear patio. From here one enters the double aspect 26'7" open-plan kitchen/dining room, of which access can also be found from the entrance hallway. The kitchen benefits from a good range of floor and wall mounted units with worktops over, there is an integrated fridge, freezer and washing machine, an induction hob with extractor over, oven and a breakfast bar. A feature door leading to the side of the property provides access to both the front and rear gardens. From the dining area, bifolding doors open up into the delightful conservatory benefitting from electronic blinds overlooking the enclosed south facing rear garden.

To the first floor there are two double bedrooms, both benefitting from double aspect and fitted wardrobes and a family shower room, there are two further bedrooms to the ground floor, along with a 5th bedroom/study.

OUTSIDE

The front garden is laid to a shingle driveway providing off street parking for up to 5 cars with vehicular access to the garage



benefitting from power and light. There is side access via a lockable gate. The south facing rear garden is laid mostly to lawn with an area of patio, ideal for al fresco dining and entertaining, bordered by hedging and mature shrubs offering a good degree of seclusion. There is a door offering rear access in to the garage and a useful storage shed.

LOCATION

The popular village of Rowledge offers a range of shops, a sought-after primary school, one pub, together with a village hall, recreational clubs and facilities. There is also access to Alice Holt Forest, which offers walking, cycling and an adventure course through the trees. More extensive amenities can be found in Farnham, (within approximately 3 miles). The area is renowned for a wide choice of schooling. Farnham train station is within easy reach and provides access to London Waterloo in approximately the hour. The town also lies on the A31, which links Guildford and the A3 to the east with Alton and Winchester to the west. The A331, (Blackwater Valley Link Road) enables dual-carriageway access to the M3 in the north.

SERVICES All main services are connected.

LOCAL AUTHORITY Waverley Borough Council, Godalming, 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

