

Fullers Road, Rowledge, Farnham, GU10

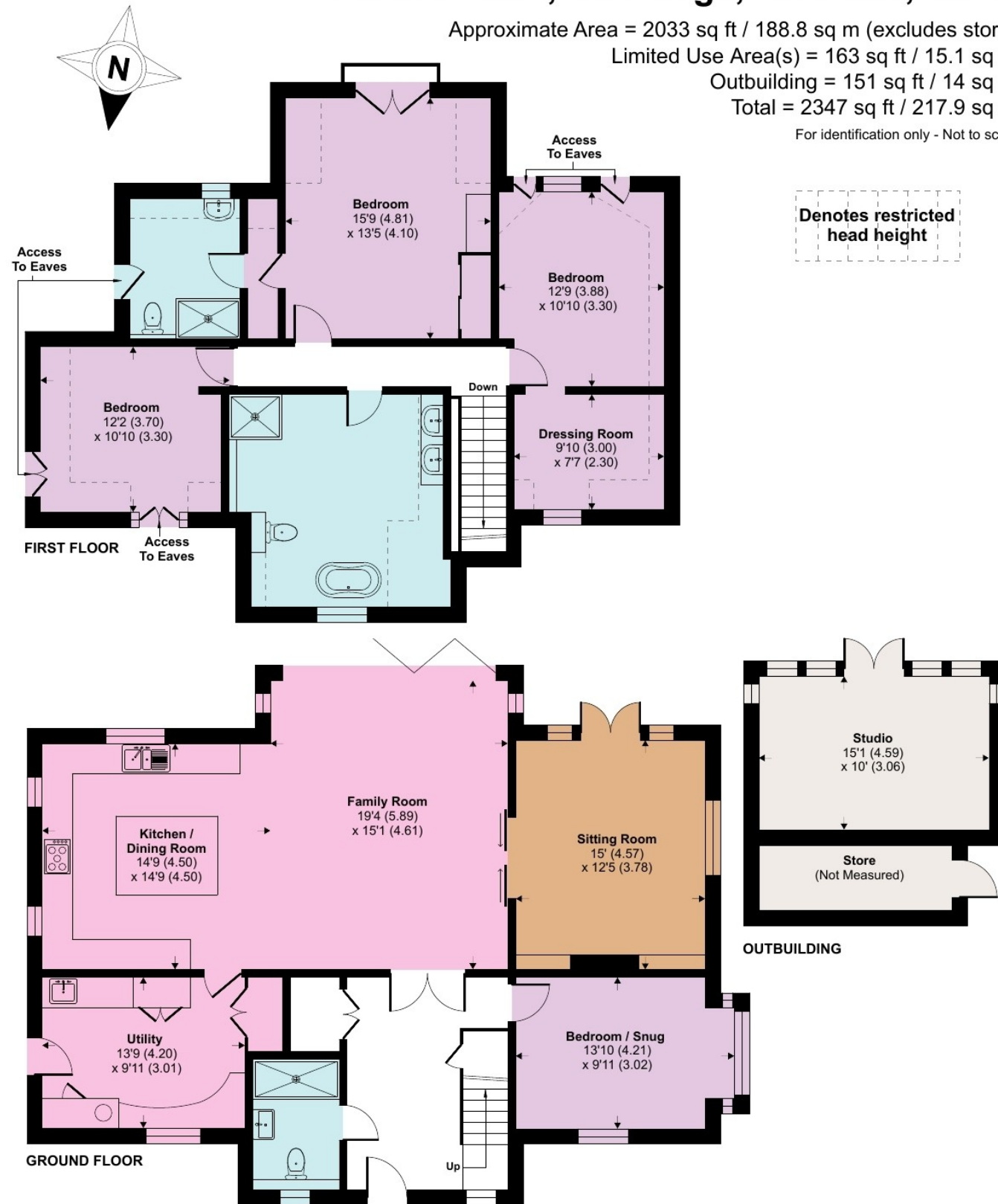
Approximate Area = 2033 sq ft / 188.8 sq m (excludes store)

Limited Use Area(s) = 163 sq ft / 15.1 sq m

Outbuilding = 151 sq ft / 14 sq m

Total = 2347 sq ft / 217.9 sq m

For identification only - Not to scale



FULLERS ROAD, ROWLEDGE, FARNHAM, SURREY, GU10

Offers in excess of £1,250,000

Stunning family home, offering high specification living within immediate proximity to the recreation ground and Rowledge village.

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ACCOMMODATION

- High specification kitchen/dining/family 'hub' room
- Three reception rooms
- Turnkey home
- Vaulted principal bedroom suite
- Guest bedroom and two further double bedrooms
- Large inviting entrance hallway
- Immaculately presented
- Prime village location
- Private access to the recreation ground
- Garden studio



To the first floor, there is an impressive vaulted principal bedroom suite with built in wardrobes, dressing area and en suite shower room with micro cement floor, guest bedroom with dressing room, further double bedroom and large family bathroom with separate shower and micro cement floor.

Outside
The property sits back from the road with a large gravelled driveway (with EV charger) that has an area of hard standing, enclosed by mature hedging. Towards the rear of the property there is a large level south facing garden that is well screened on all sides providing upmost privacy. There is a garden studio with insulated roof, heating, speakers and WIFI. A large slate patio expands the length of the property with pergola, a hot tub area with garden speakers and storage area for garden equipment.

To note: Viessman gas system boiler with separate hot water cylinder and immersion, smart lighting control (RAKO), 5.1 surround sound system in sitting room, Japanese/middle eastern WC/douche, CCTV camera provision to front, wet underfloor heating throughout, multiple room audio.

DESCRIPTION

This impressive home has been redesigned and rebuilt by the current owners in 2012.

This spectacular family home offers trendy turnkey living that is located within a sought after village location, only moments away from the recreational ground and Rowledge C Of E Primary School.

The high specification accommodation is spacious throughout, perfect for family and/or multi-generational living.

Upon entering, there is a large entrance hallway with large storage cupboard, incredible bespoke 29'10 double aspect open plan kitchen/dining/family room hub with central island, bi folding doors to rear, Miele appliances including combination oven, warming draw, dishwasher, built in coffee machine, quooker tap. There is a large adjoining utility room with back door to side, sitting room with magic doors to kitchen, oak flooring, electric stove and French doors to rear. A double bedroom/snug with bay window, walk in storage cupboard and shower room complete the ground floor accommodation.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LOCATION

Fullers Road 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, and village green with popular tennis and cricket clubs and playground. Rowledge benefits from one pre-school nursery 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. Alice Holt Forest 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, Farnham I Council Tax Band 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.