

## Recreation Road GU10

Approximate Gross Internal Floor Area = 137.0 sq m / 1475 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



## Recreation Road, Rowledge, Surrey, GU10

Guide Price £900,000

This impressive detached family residence, has versatile accommodation throughout and is set in a mature and peaceful location in Rowledge.

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**ACCOMMODATION**

Open plan kitchen/breakfast room with breakfast island  
 Dual aspect sitting room with bay window  
 Dining/family room  
 Family bathroom and separate ground floor cloakroom  
 Gated driveway with parking for a number of vehicles  
 Delightful mature gardens  
 Incredible village position close to amenities and looking over recreation ground  
 No onward chain

**DESCRIPTION**

This impressive detached family residence, has versatile accommodation throughout and is set in a mature and peaceful location in Rowledge.

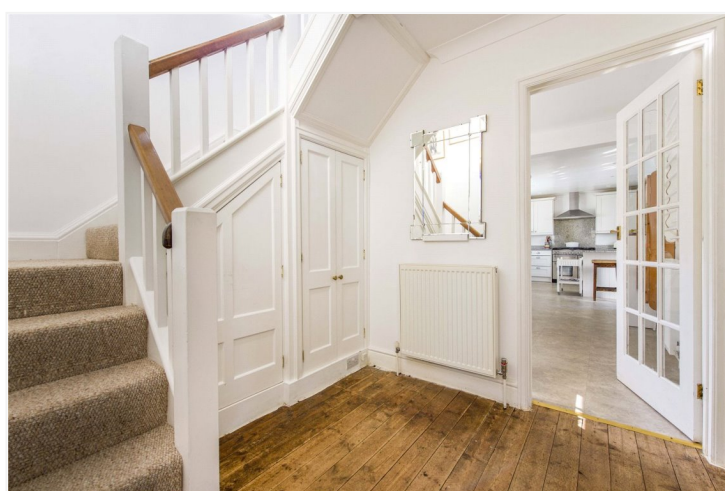
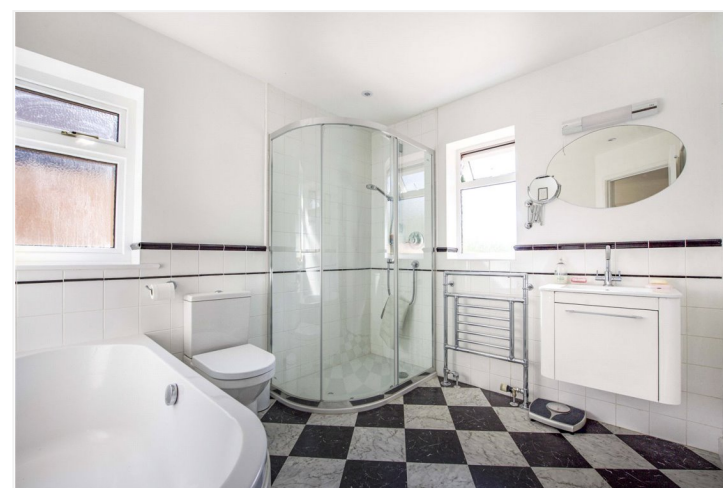
The property is a character, older style, detached family home, of which the ground floor comprises entrance porchway, inviting entrance hallway with wooden flooring, central hallway with understairs storage, large dual aspect open plan kitchen/breakfast room with Rangemaster, breakfast island and barn door to rear, bright double aspect sitting room with open fireplace and bay window, double aspect dining/family room with French doors to patio, downstairs cloakroom and utility area.

Upstairs there is a large principal bedroom with bay window overlooking recreation ground and bowling green and built in wardrobe, two further double bedrooms and large family bathroom with bath and separate shower. There is also a large loft area.

Outside there is an established and well-designed rear garden which faces due south, with plenty of mature shrubs and small fruit trees providing upmost privacy. The garden has a large flat lawn, two garden sheds, patio area and greenhouse. To the front, there is a gated gravelled driveway with parking for several cars.

**LOCATION**

The property is situated in a quiet, secluded road directly opposite to the recreation ground with tennis courts, cricket pitch and nets, bowling green. Rowledge is on the western edge of Farnham and 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.



**LOCAL AUTHORITY**

Waverley Borough Council, Godalming

**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

