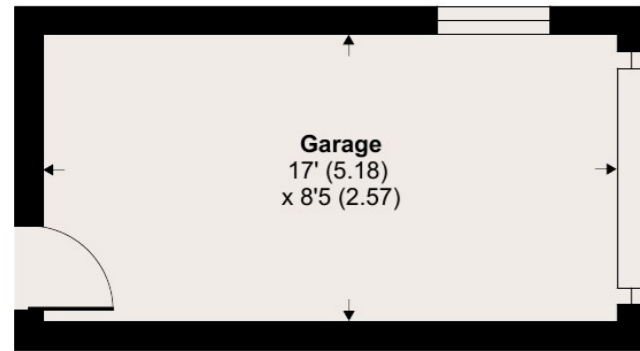
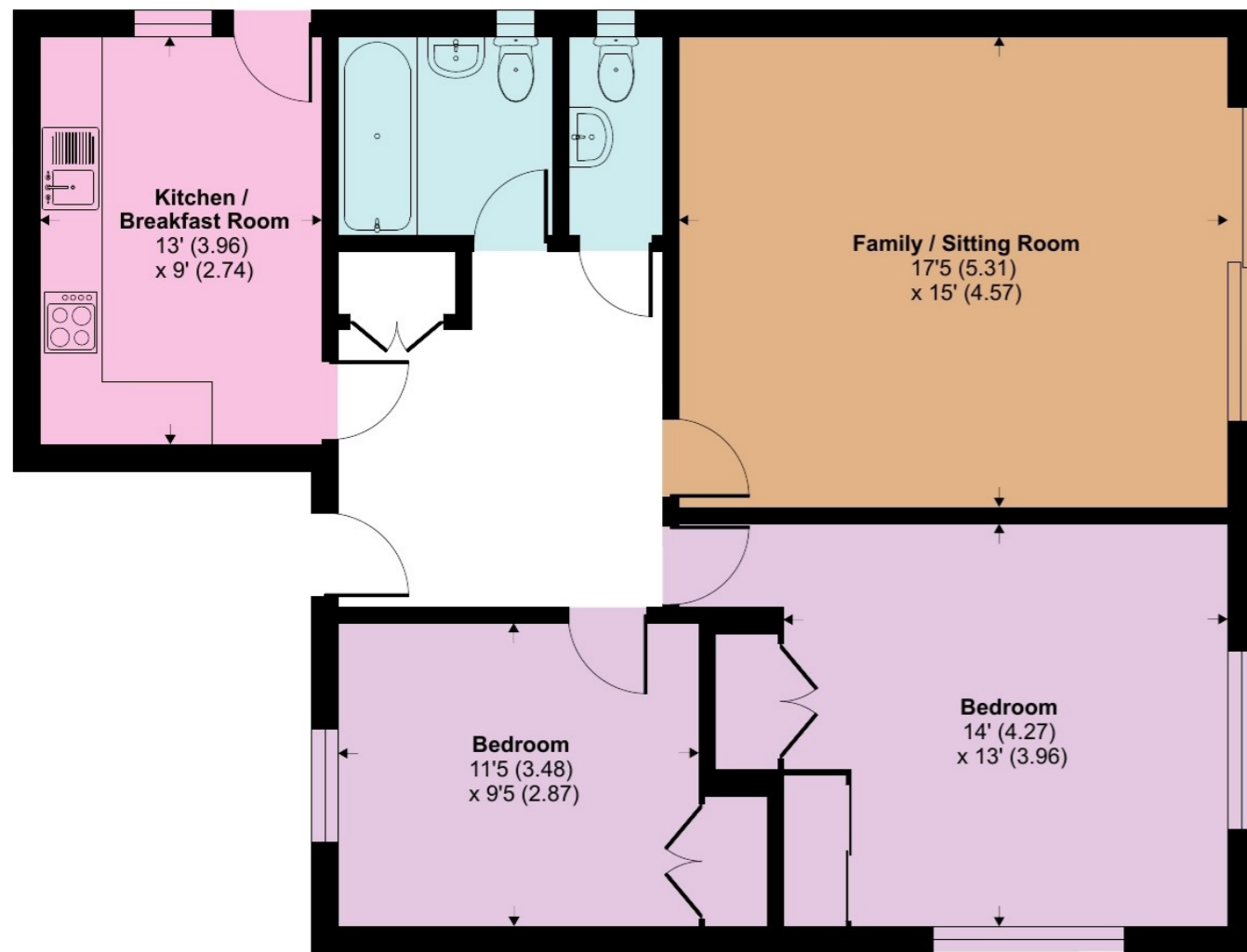


# Mayfield, Rowledge, Farnham, GU10

Approximate Area = 926 sq ft / 86 sq m  
Garage = 145 sq ft / 13.4 sq m  
Total = 1071 sq ft / 99.4 sq m  
For identification only - Not to scale



GARAGE



GROUND FLOOR



## MAYFIELD, ROWLEDGE, FARNHAM, GU10

Guide Price £685,000

A well presented bungalow situated in a sought after cul-de-sac with a garage and beautiful private garden.

Tel 01252 733042  
Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
99 West Street, Farnham, GU9 7EN

**Winkworth**

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99 West Street, Farnham, GU9 7EN

**Winkworth**





**ACCOMMODATION**

- Well presented bungalow
- Large sitting room
- Two double bedrooms
- Beautiful private garden
- Driveway and garage
- Walking distance to village shops

**DESCRIPTION**

Approached via a block paved driveway, this is a highly desirable bungalow set within a smart cul-de-sac.

The property is within walking distance to the village shops and amenities and is arranged on one level. The accommodation comprises large entrance hallway, fully fitted kitchen/breakfast room with back door to garden, large sitting room with sliding rooms to garden, family bathroom, separate w.c.

There are two double bedrooms, both with built in wardrobes.

**Outside**

The rear garden is most secluded and highly screened on all sides providing utmost privacy. There is a great mixture of established shrubs, specialist plants, small trees and flowers creating a wonderfully calm space. There are several sections to the garden, patio and greenhouse. To the front of the property there is a driveway and single garage.

**LOCATION**

Mayfield is situated in a quiet cul-de-sac on this highly sought after development 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, village green with popular tennis and cricket clubs and playground. 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. There is direct access into Alice Holt Forest which 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, 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	