

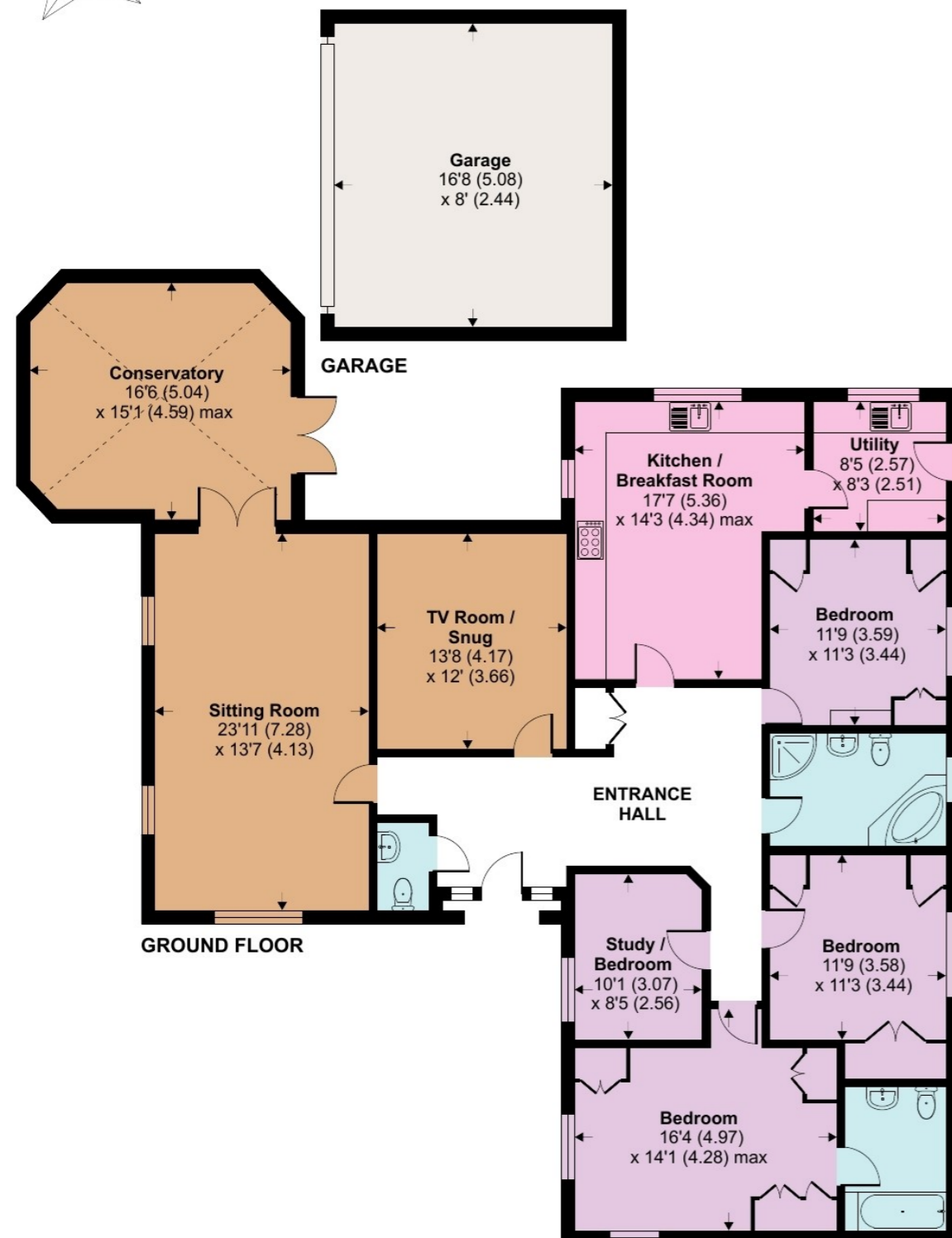
The Avenue, Rowledge, Farnham, GU10

Approximate Area = 2095 sq ft / 194.6 sq m

Garage = 339 sq ft / 31.4 sq m

Total = 2434 sq ft / 226 sq m

For identification only - Not to scale



THE AVENUE, ROWLEDGE, FARNHAM, SURREY, GU10

Offers in excess of £1,250,000

A well presented bungalow in a private plot, within a prime village location.

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ACCOMMODATION

- Large kitchen/breakfast room with adjoining utility room
- Three reception rooms and study
- Private road
- Large plot
- Detached double garage
- Prime village location
- Walking distance to shops
- No chain

DESCRIPTION

Approached via a private drive, Cobblewood is a highly desirable bungalow set within a beautiful secluded setting with utmost privacy.

The property is located on one of Rowledge's prime roads and is within walking distance to the village shops, recreational ground and amenities.

Arranged on one level, there is the potential to extend, subject to the necessary planning consents. The accommodation comprises large, inviting entrance hallway, double aspect sitting room with feature fireplace leading onto a large conservatory with French doors to rear, smart tv room/snug and downstairs cloakroom.

Towards the rear of the property there is a wonderful open plan kitchen/breakfast room with farmhouse style units, Rangemaster, adjoining utility room with back door to side access.

Furthermore there is a principal bedroom with en suite bathroom, two double bedrooms (both with built in wardrobes) and a single bedroom/study. A large family bathroom and airing cupboard complete the accommodation.



Outside

The rear garden is most secluded and consists of a generous expanse of lawn, traditional summerhouse, raised beds and borders, established shrubs and trees, rear patio. To the side of the property there is a courtyard/storage area and the front garden is bordered by established hedgerow. At the front of the house there is a large driveway with parking for several vehicles and a detached double garage.

LOCATION

The home is ideally located in the village of Rowledge on the Surrey – Hampshire border. A vibrant village on the edge of the South Downs National Park with a village Recreation ground, Bowls, Cricket, Tennis Clubs and annual village Fayre within walking distance of the house. The property benefits from being only 2.9 miles to Farnham train station with good links to London Waterloo, Guildford and Woking. It is also perfect for a young family with numerous great schools within a mile including Rowledge Church Of England, South Farnham School, Edgeborough School, Weydon Secondary School, Frensham Heights (a progressive independent day and boarding school), More House School (a specialist school for boys) and many more locally both State and Private. Alice Holt Forest, Frensham Ponds, Birdworld and multiple golf courses close by gives you a wide choice of outdoor activities to do locally.

LOCAL AUTHORITY

Waverley Borough Council, Farnham

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+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	