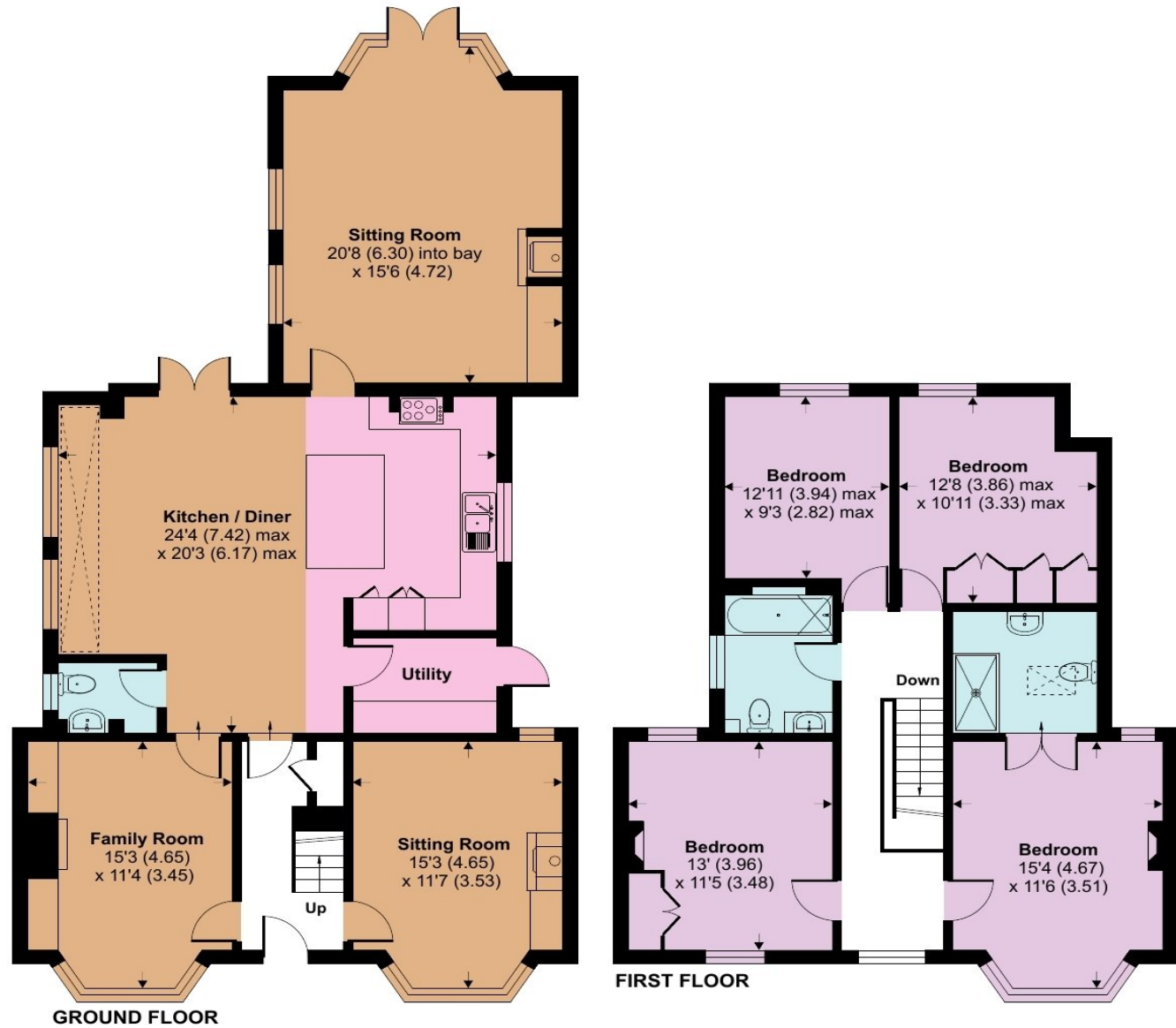


Lickfolds Road, Rowledge, Farnham, GU10

Approximate Area = 2059 sq ft / 191.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Tarrant & Robertson t/a Winkworth Ltd. REF: 1161652

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Winkworth

Lickfolds Road, Farnham, Surrey, GU10

Guide Price £4,500 per month

Charming 4-bedroom detached house located in a picturesque village. This unfurnished property boasts a wonderful open plan Kitchen/ dining room plus 3 reception rooms, garden and off-street parking. Ideal for a family looking for a mix of period charm with modern amenities. Available now. Unfurnished. EPC D

Tel 01252 733042

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99 West Street, Farnham, GU9 7EN

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ACCOMMODATION

- Village Location walking distance to shops
- Four bedrooms
- Three Reception Rooms
- Stunning open plan Kitchen/ Dining Room with Island
- Family Bathroom, Ensuite Shower Room and Cloakroom
- Utility room
- Off road parking
- Large enclosed Garden

DESCRIPTION

This charming period detached house nestled in the heart of a picturesque village offers a rare opportunity to live in a tranquil setting yet with an abundance of nearby amenities.

Boasting 4 double bedrooms, this unfurnished property exudes character and charm. The kitchen offers built in appliances, an island and generous well-lit space for a dining table. A stunning living room to the rear of the property affords fabulous outlook over the garden. Features such as a wood burning stove, large windows, wood floor and high ceilings make this an impressive room for entertaining. In addition, the reception room to the front of the property makes a cosy space with the versatility to be used as sitting room, playroom or media room. Also to the front of the house, the study offers a superb spot for Tenants who need to WFH.

OUTSIDE

The large well-maintained garden and patio area provide the perfect outdoor retreat for calm or play. Convenient off-street parking ensures hassle-free access to the property.

With its traditional features and modern amenities, this property is ideal for those seeking a peaceful countryside lifestyle. Don't miss out on the chance to make this house your home. Contact us today to arrange a viewing and experience the beauty and serenity of village living at its finest.



LOCATION

Lickfolds Road is located within the highly regarded village of Rowledge to the south of Farnham and situated on the Surrey/ Hampshire border. Within a short walk there is a post office, local store, butchers, cafe, hairdressers, public house, church, village green (with popular tennis and cricket clubs) and a playground. Rowledge benefits from a pre-school nursery and a popular primary school. Close by is the top ranking Weydon Secondary School and an excellent choice of private schools including, Frensham Heights, More House and Edgeborough Prep School. Alice Holt Forest can be accessed from Rowledge and provides over 2,000 acres ideal for walking, running, fishing, cycling and riding. The nearby Georgian market town of Farnham provides an excellent choice of shops, restaurants and leisure facilities. 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.

SERVICES

All mains services connected.

LOCAL AUTHORITY

Waverley Borough Council, Godalming. Council Tax Band G

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective tenant that these 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 particulars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	