

# Rosemary Lane, Rowledge, Farnham, GU10

Approximate Area = 985 sq ft / 91.5 sq m  
Garage = 180 sq ft / 16.7 sq m  
Total = 1165 sq ft / 108.2 sq m  
For identification only - Not to scale



GROUND FLOOR



## ROSEMARY LANE, ROWLEDGE, FARNHAM, SURREY, GU10

Offers in excess of £700,000

A well presented bungalow with a detached garage, within walking distance to Rowledge village.

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**ACCOMMODATION**

- Well presented home
- Open plan kitchen/breakfast room
- Two reception rooms
- Principal bedroom with en suite
- Two further bedrooms
- Private garden
- Gated entrance
- Detached garage
- Walking distance to village shops
- No onward chain



front of the property there is a large gravelled driveway with parking for several vehicles and detached single garage.

**LOCATION**

Rosemary Lane 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, 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.

**DESCRIPTION**

Approached via a gated drive, this is a highly desirable bungalow set within a beautiful secluded setting with upmost privacy.

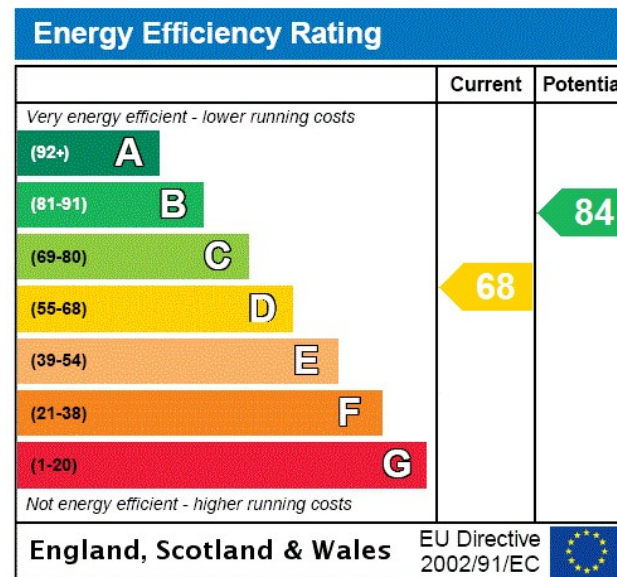
The property is tucked away off one of Rowledge's prime roads and is within walking distance to the village shops and amenities.

Arranged on one level, there is the potential to extend, subject to the necessary planning consents. The accommodation comprises entrance hallway, open plan kitchen/breakfast room, sitting room with French doors to garden, study with back door to rear.

There is a principal bedroom with en suite shower room, further double bedroom, single bedroom and family bathroom.

**Outside**

The rear garden is most secluded and consists of an expanse of lawn with borders, established shrubs and trees and large rear patio. To the



**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. Carpets, curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.