

Fullers Road, Rowledge, Farnham, GU10

Approximate Area = 1406 sq ft / 130.6 sq m (excludes void)

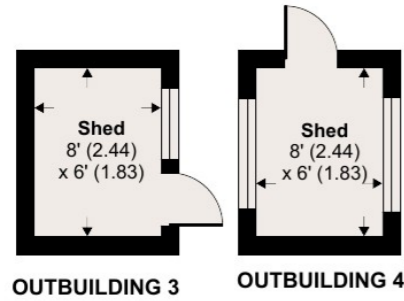
Outbuildings = 403 sq ft / 37.4 sq m

Total = 1809 sq ft / 168 sq m

For identification only - Not to scale

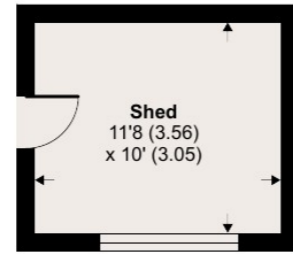


Denotes restricted head height

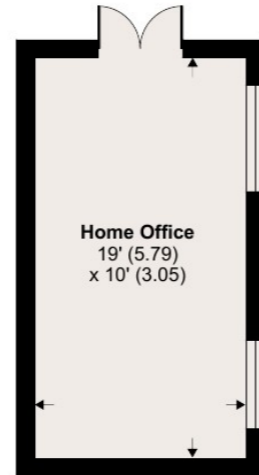


OUTBUILDING 3

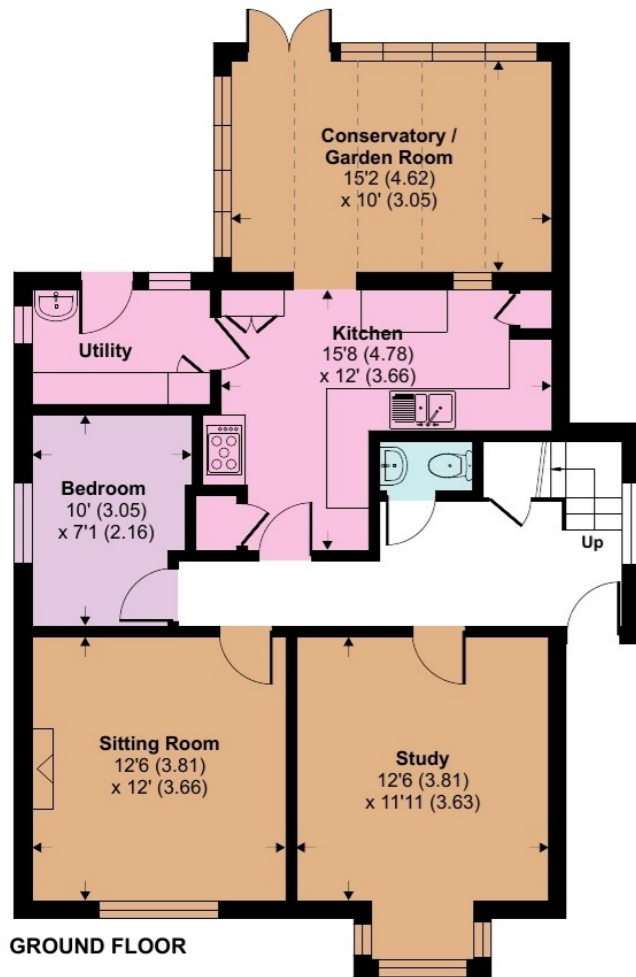
OUTBUILDING 4



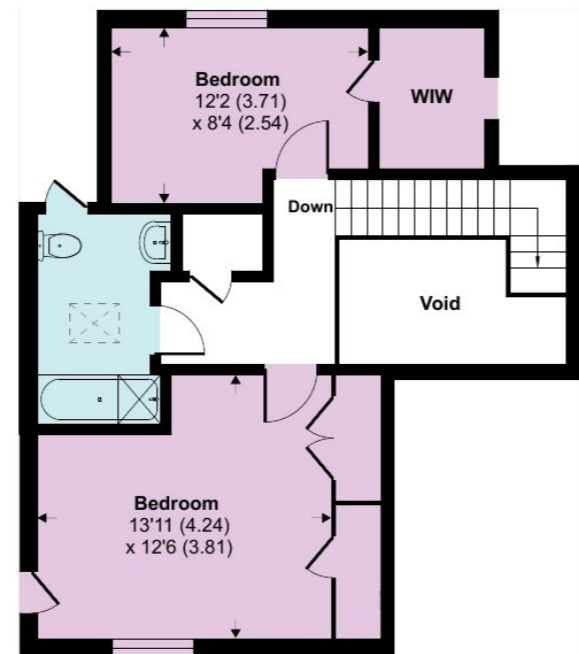
OUTBUILDING 2



OUTBUILDING 1



GROUND FLOOR



FIRST FLOOR



Fullers Road, Rowledge, Farnham, Hampshire, GU10

Offers in excess of £750,000

A charming and beautifully presented three bedroom cottage set in this pleasant prime location of Rowledge near to Alice Holt Forest.

Tel 01252 733042
 Email Farnham@winkworth.co.uk
 99 West Street, Farnham, GU9 7EN

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Winkworth



ACCOMMODATION

- Kitchen/breakfast room
- Multiple reception rooms
- Three bedrooms
- Potential to extend (stpp)
- Beautiful garden
- Dunster log cabin home office/studio with power and Wifi
- Large private gravelled driveway
- Close proximity to the popular Alice Holt Forest
- Village location

DESCRIPTION

Approached via a private and gravelled driveway, Badger Cottage is a highly desirable property set off the Fullers Road offering you the utmost privacy.

The property is located on one of Rowledge's prime residential roads and is within walking distance to the Rowledge shops, the green and Alice Holt woodland. There is great potential to extend the property, subject to the necessary planning constraints.

This property is entered through an existing porch and the downstairs living accommodation comprises inviting vaulted entrance hallway, dining room, sitting room, bedroom/office, utility room and downstairs cloakroom. There is a well-presented kitchen/breakfast room with an adjacent bricked conservatory/garden room with underfloor heating that overlooks the beautiful gardens and out houses. There is also storage space underneath the stairs.

In addition, on the first floor there is a principal bedroom with built in wardrobes, a second double bedroom with built in wardrobe space, eaves storage, family bathroom and airing cupboard.



Outside
The incredible garden is most secluded and consists of a generous expanse of lawn, a fully insulated Dunster log cabin home office/studio with power and Wifi, further three outbuildings, courtyard area and well-maintained and established hedgerows and shrubs. There is access from both sides of the property and is bordered by fencing and hedging. At the front of the house there is a large gravelled driveway with parking for several vehicles and the potential to add a detached garage/car port.

LOCATION

Fullers Road 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, and village green with popular tennis and cricket clubs and playground. Rowledge benefits from one pre-school nursery 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

East Hampshire District Council, Petersfield

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		73
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive	