



White Barn

Chapel Road, Rowledge, Farnham, Surrey

An impressive four-bedroom detached home with a sunny garden, in the heart of a sought-after village

A highly attractive detached family home with elegant, airy living space and a delightful, peaceful garden. Set in a desirable location close to all the local facilities in the popular village of Rowledge, with Farnham and local transport connections within easy reach and beautiful rolling countryside just moments away.



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



DOUBLE CARPORT



0.43 ACRES



FREEHOLD



VILLAGE



2403 SQ FT



**£1,600,000
GUIDE PRICE**

The property

White Barn is a beautifully appointed property with four bedrooms and stylish, comfortable accommodation with plenty of natural light throughout.

The main ground-floor reception room is the L-shaped, 22ft sitting room, which features wooden flooring, a feature fireplace with a limestone surround, a bay window affording views across the sunny garden, and a door opening directly onto the rear patio. There is also a formal dining room providing space in which to entertain guests or dine as a family, and adjoining the dining room, the comfortable snug provides additional space for relaxing.

Like the sitting room, the snug opens onto the patio area via a glass-paned door. Towards the front of the ground floor, the well-equipped kitchen is fitted with shaker-style units to base and wall level, as well as a range cooker and an American-style fridge/freezer, with the room providing space for a breakfast table for informal dining. Additional space for appliances

and home storage can be found in the utility room which also offers side access. A turned staircase leads from the entrance hall on the ground floor to the first-floor landing. Off the landing there are four well-presented bedrooms, one of which is ideal for use as a study. All the bedrooms have built-in storage, including the principal bedroom with its extensive fitted wardrobes and en suite shower room. A family bathroom with a bathtub and a separate walk-in corner shower unit completes the floor.

Outside

At the entrance to the property, the gravel driveway leads to a parking in front of the house, providing parking for several vehicles as well as access to the detached double carport.

The property sits in 0.43 of an acre and is bordered by mature trees and established hedgerows, providing peace and privacy, including in the south-facing rear garden.



It includes a patio area across the back of the house for al fresco dining, a further paved seating area.

A gravel terrace shaded by a wooden pergola, raised vegetable beds covered by fruit cages, an area of well-maintained lawn and border beds with fragrant lavender and various other established shrubs and flowering perennials.

Location

White Barn is located near the centre of Rowledge and all local facilities.

The village has an award-winning butcher, post office and general store with the Hare and Hounds public house. The village green, playground, tennis club, cricket club and village hall are well supported. The church, popular pre-schools and primary school are highly regarded.

There is excellent access to the surrounding countryside with a network of footpaths and bridleways. Walking, cycling, fishing, and riding at Alice Holt Forest and Frensham Little Pond, with sailing at the Great Pond. An extensive choice of both state and private schooling is close by including Rowledge Primary School, Frensham Heights, Edgeborough, More House, and Weydon Academy.

Communications are excellent, with the nearby A331/ M3 and A31/A3 linking to London and the south coast, while the mainline station in Farnham provides a regular train service to London. For travel further afield London Heathrow Airport is approximately 30 miles distant, with Gatwick 46 miles away.



Distances

- Farnham - 2.8 miles
- Guildford - 13 miles
- London - 47.9 miles

Nearby Stations

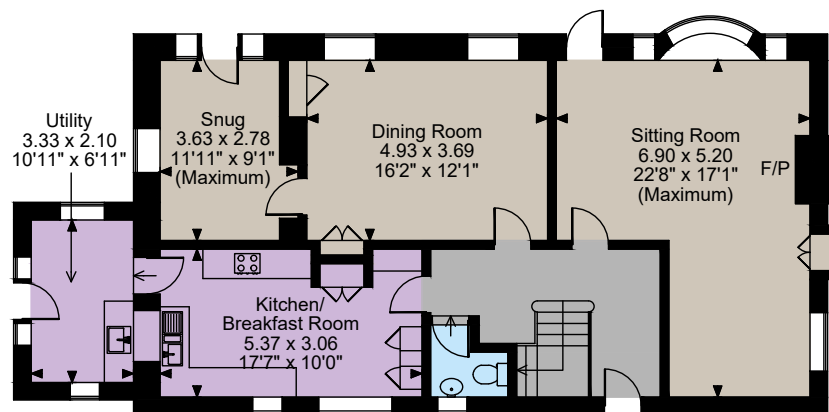
- Farnham - 2.8 miles
- Bordon - 5.6 miles

Key Locations

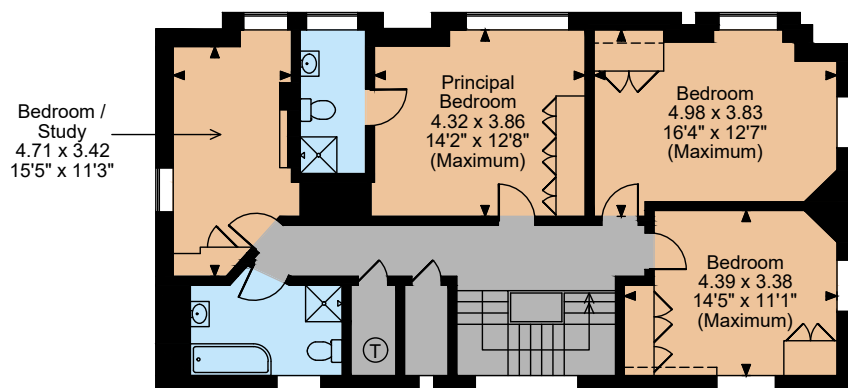
- Frensham Ponds
- Farnham Town
- Bourne Woods

Nearby Schools

- Rowledge Primary School
- South Farnham School
- Edgeborough Prep School
- Weydon Academy
- Frensham Heights



Ground Floor

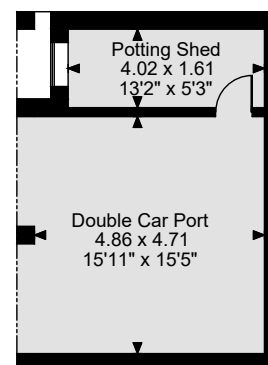
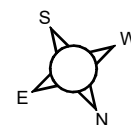


First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Floorplans

Main House Internal Area - 2062 sq ft (192 sq m)

Double Car Port and Potting Shed internal area - 341 sq ft (32 sq m)

Total Internal Area - 2403 sq ft (223 sq m)

For identification purposes only.

Directions

GU10 4AW

what3words: ///definite.toothpick.basket takes you to the start of the drive.

General

Local Authority: Waverley Borough Council

Services: Mains water, gas and electricity

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

Fixtures and Fittings: By separate negotiation

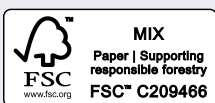
Farnham

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