



Southernwood

9 Chapel Road, Rowledge

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A fine house with six bedrooms and beautifully presented accommodation, set in the popular village of Rowledge

A highly attractive detached family home with light, airy accommodation and beautiful styling and décor. Set in a desirable and convenient position in the village of Rowledge, moments from all the local amenities and within easy reach of Farnham's town centre, mainline station and excellent road connections.



6 RECEPTION ROOMS



6 BEDROOMS



5 BATHROOMS



DOUBLE GARAGE



FAMILY GARDEN



FREEHOLD



VILLAGE



5342 SQ FT



**£2,450,000
GUIDE PRICE**

The property

Originally a Victorian vicarage, Southernwood, 9 Chapel Road has been extensively refurbished to spaciouly accommodate modern family life. The ground floor's six reception rooms all have period features, high ceilings, large windows and great natural light. From the entrance hall the stone flooring, with underfloor heating, runs throughout the open layout downstairs, along with large bay windows fitted with wooden plantation shutters. Leading from here, are the study and snug rooms, and large sitting room, with a wood burning stove. They open out into the garden room which is flooded with light from the lantern ceiling above, and French windows to the garden.

The stylish Neptune fitted kitchen, with central island, and granite work surface, is complemented by a similarly styled utility room with extensive built in cupboards for storage.

A formal, orangery style dining room, with high glass lantern ceiling, has double French windows which lead to an outside courtyard eating area with pizza oven, alongside this is the play room area.

The stylish, neutral colour palate continues across the six double bedrooms. The spacious principal bedroom suite comprises dressing room area, and en suite.

Two further bedrooms have en suites, one which includes a generous family bath. There are two separate family bathrooms.

Outside

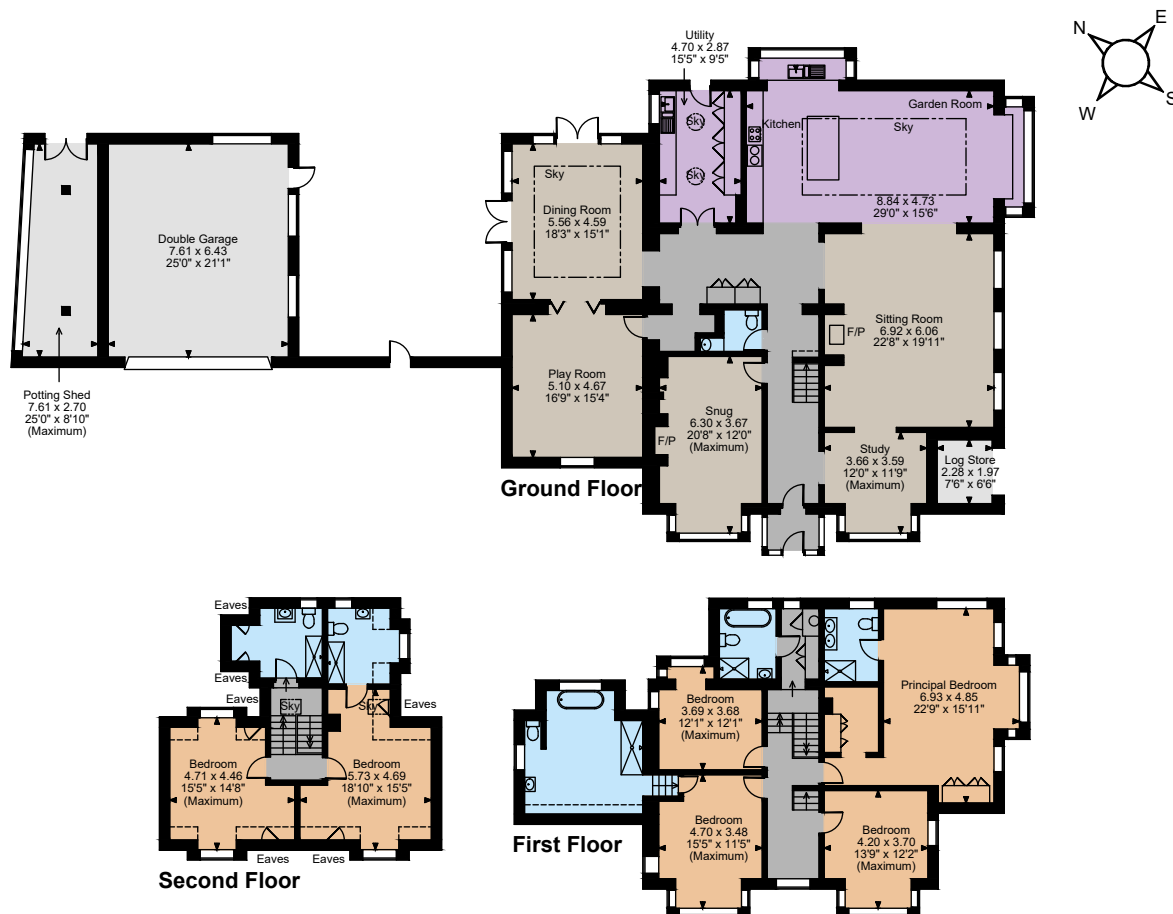
The driveway, with five-bar wooden gate, has parking for several vehicles. In addition to the detached double garage there is further storage and a workshop space. The landscaped gardens have well established planting, south east facing lawns, and a choice of seating areas for outside entertaining.

Location

Within a stone's throw of Rowledge village, with its pub, general store, post office, and butcher, and extensive walking in Alice Holt forest. The village has a central green, tennis and cricket clubs, a local church and village hall, with very well regarded pre-schools and primary schools.







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

□ □ □ Denotes restricted head height

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Floorplans

House internal area 4,563 sq ft (424 sq m)

Double Garage internal area 527 sq ft (49 sq m)

Shed & Log Store internal area 252 sq ft (23 sq m)

Total internal area 5,342 sq ft (496 sq m)

For identification purposes only.

Directions

GU10 4AW

what3words: ///letter.stress.octagon

General

Local Authority: Waverley Borough Council

Services: Mains electricity, gas, water and drainage

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

Council Tax: Band G

EPC Rating: D

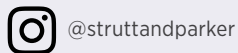
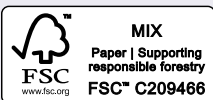
Fixtures and Fittings: By separate negotiation

Farnham

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