

1 Lickfolds Road
Rowledge

Strutt
& Parker

Land and property. Since 1885.

A charming four-bedroom detached family home offering characterful accommodation and attractive gardens, set in a convenient position in the heart of the popular village of Rowledge.

1 Lickfolds Road is a splendid residence providing an ideal family home, with comfortable, inviting living space, a flexible layout, and understated styling and décor throughout.

Upon entering, the porch opens into a welcoming reception hall, with doors to either side leading to the principal reception rooms. These include the generous sitting room, which features a two-zone layout comprising a seating area to the front, centred around a cosy brick-built fireplace, and a secondary seating or music area to the rear, with French doors opening onto a sunny deck overlooking the south-east-facing rear garden. There is also a relaxed family room centred around a charming cast-iron fireplace, beautifully framed by colourful decorative tiling. Towards the rear, the smartly appointed kitchen features Shaker-style base and wall units, a breakfast bar, integrated appliances, and space for a dining table, while the adjoining utility room provides additional storage and space for laundry appliances.

The first floor offers four well-presented bedrooms, including two airy double bedrooms at the front of the house. One of these benefits from built-in storage flanking a charming cast-iron fireplace. The accommodation is served by a family bathroom, fitted with a pedestal washbasin with storage below, a mirrored vanity unit, and a bathtub with an over-bath dual-head shower.



Outside

A wide five-bar gate opens onto the gravel driveway, providing ample parking and access to the integrated garage. The garage offers excellent storage and workshop space or could be converted into additional accommodation, subject to the necessary consents. To the rear, the sunny garden features both a patio and a deck, each ideal for al fresco dining, together with a lawn bordered by mature hedging and fencing. A charming timber-framed summer house provides a peaceful spot in which to relax.

Location

The property 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.

Postcode region: GU10

General

Local Authority: Waverley Borough Council
Services: All mains services
Council Tax: Band F
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

1,599 sq ft (149 sq m)

2 reception rooms

4 bedrooms

1 bathrooms

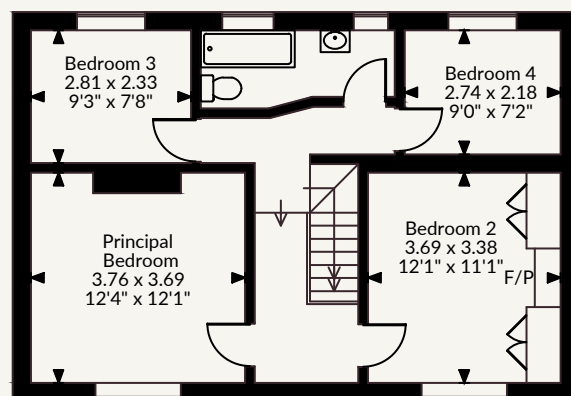
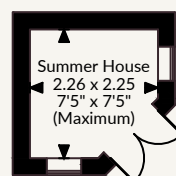
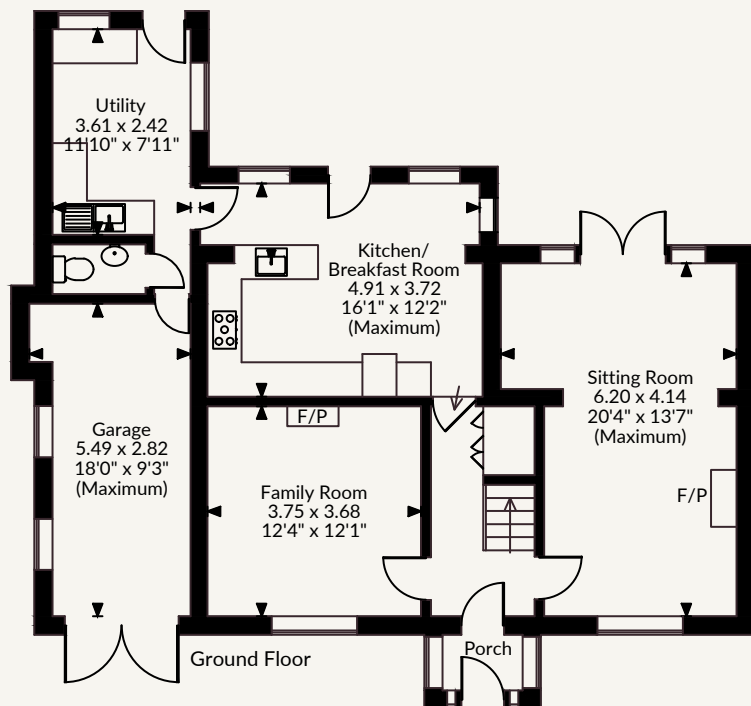
Garage

Freehold | Village

Guide price £1,200,000



Lickfolds Road, Rowledge, Surrey
 Main House internal area 1,451 sq ft (135 sq m)
 Garage internal area 148 sq ft (14 sq m)
 Summer House internal area 49 sq ft (5 sq m)
 Total internal area 1,648 sq ft (153 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
 © ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8696936/JLW

Strutt & Parker Farnham

37 Downing Street, Farnham, Surrey GU9 7PH
 01252 821102 | farnham@struttandparker.com



@struttandparker struttandparker.com

Strutt & Parker

Land and property. Since 1885.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken June 2026. Particulars prepared June 2026.