

A four-bedroom detached home in a quiet location, in the heart of this sought-after village

A light and spacious detached house with large, well-appointed kitchen/breakfast room. Set in a desirable village location close to all the local facilities in the sought-after village of Rowledge.



3 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



GARAGE



SOUTH FACING GARDEN



FREEHOLD



VILLAGE



2566 SQ FT



£1,450,000 GUIDE PRICE



A light and airy detached family home that offers four double bedrooms and three bathrooms.

The property is comfortable and thoughtfully designed with clean, neutral styling throughout. The main reception room is the open-plan kitchen breakfast family room, with its bi-fold doors and windows opening onto the terrace and private lawned garden.

The kitchen is fitted to a very high standard, focused around the large island, and includes a pantry, range cooker, Siemens appliances and hot tap. There are three other excellent reception rooms, all accessed off the wide, wood-floored hallway.

With a utility room, access to a cloakroom and a handy boots and coat room, collecting all the necessary coats and wellies required when living on the edge of such stunning countryside.

Outside

The property features an attractive landscaped garden to both the front and rear.

The front garden has a paved driveway, garage and parking for 4 cars. The house has an established hedge along the front boundary and planted borders.

At the rear, the patio garden provides space for dining al fresco, as well as well-stocked flower borders to the side. The lawned garden is level, making it ideal for garden sports and games – with the recreation ground nearby hosting both a tennis club and cricket club/nets.

In the garden there is a high degree of privacy with established screening providing a stunning back drop.





Location

15 Rosemary Lane is located within easy reach of 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 with its excellent record, Frensham Heights, Edgeborough, More House, and Weydon Academy and Eggars as secondary school options.

Distances

- Farnham 2.9 miles
- Guildford 13.3 miles
- London 47.9 miles

Nearby Stations

- Farnham Station 2.7 miles
- Bentley Station 3.8 miles

Key Locations

- Frensham Ponds
- Bourne Woods

Nearby Schools

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



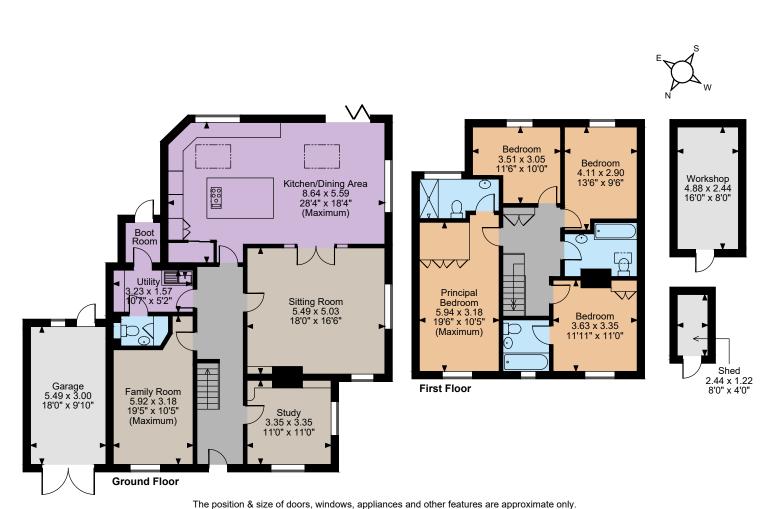












he position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8661916/SS

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 have any authority 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. Photographs taken August 2025. Particulars prepared August 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



Floorplans

House internal area 2229 sq ft (207.1 sq m) For identification purposes only.

Directions

GU10 4DB

what3words: ///lamppost.huddle.monk takes you to the end of the driveway.

General

Local Authority: Waverley

Services: Mains electric, 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

37 Downing Street, Farnham, Surrey GU9 7PH

01252 821102

farnham@struttandparker.com struttandparker.com





