



Rosemary Lane  
Rowledge, Farnham, Surrey

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## 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 village location close to all the local facilities in the desirable village of Rowledge.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**GARAGE**



**SOUTH FACING GARDEN**



**FREEHOLD**



**VILLAGE**



**2566 SQ FT**



**£1,390,000 GUIDE PRICE**



### The property

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 are available 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

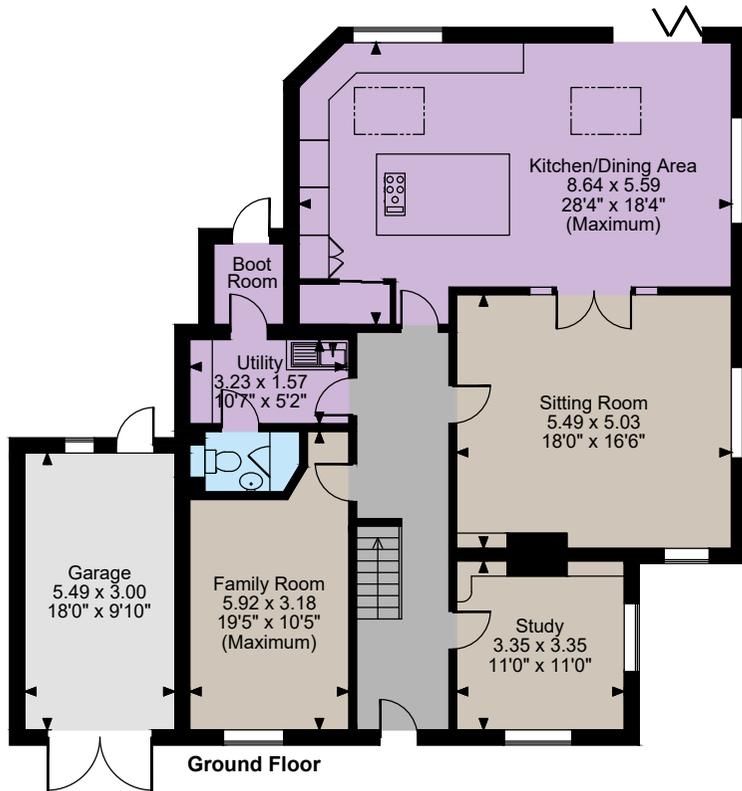
## Key Locations

- Frensham Ponds
- Bourne Woods

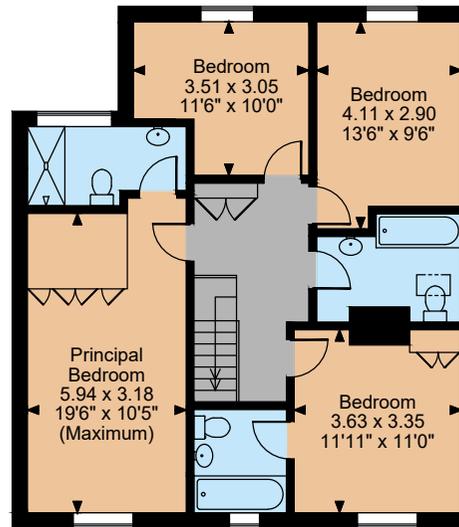
## Nearby Schools

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

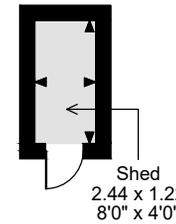
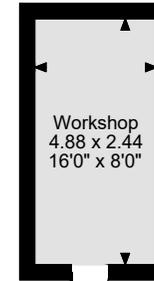
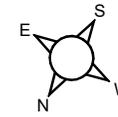




Ground Floor



First Floor



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

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