



Upper Lodge

Switchback Lane, Rowledge, Farnham, Surrey

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Private & tranquil, moments from the village centre

This elegantly extended late Edwardian residence is set within private grounds of approximately 1.6 acres, offering seclusion just a few hundred metres from Frensham Heights School, on the border of the desirable villages of Rowledge and Frensham.



4 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE & CARPORT



1.6 ACRES



FREEHOLD



VILLAGE



SECLUDED SETTING



**GUIDE PRICE
£1,850,000**



The property

Upper Lodge is an attractive, secluded detached property that has been recently extended and internally refurbished with care to preserve the character of the property. Entering through the chapel-style front door, you find a bright hallway with views of the side garden and French limestone flooring connecting the house.

The ground floor offers four spacious reception rooms, including an impressive double aspect sitting room, a family snug / reading room and dining room (that could also be a 5th bedroom). The sitting room has an oak beamed fireplace with an open fire and an elegant wood inlay style tiled floor. Double doors lead out from the lounge onto the rear terrace with magnificent views over the lawn to the woodland beyond. The dual aspect kitchen offers potential for future extension onto the terraced area with planning approval for a rear orangery style extension, and is complemented by an adjacent larder and utility room.

The kitchen features contemporary limed oak fitted units and integrated appliances, as well as a

generously sized dining area. On the ground floor is also a utility room, guest cloakroom / toilet.

The first-floor landing leads to four well-presented double bedrooms. These include the generous principal bedroom at the rear with its dressing room, en-suite period style bathroom and doors opening out to a Juliet balcony with views over the garden. The other three bedrooms share the period style family bathroom and have space for storage.

The property includes replacement style double glazed casement windows combined and refurbished original windows throughout. A new central heating system was installed in April 2023, and French limestone stone floors throughout the ground floor.



Outside

Upper Lodge sits amidst enchanting and established gardens. It is approached by a gravel driveway that sweeps past a picturesque barn-style enclosed garage with workshop, a separate open-fronted cart barn garage and sound managed studio/music room - ideal for creative pursuits or relaxing after a day of exploration. Ample parking and turning space ensure convenience for family and guests alike. The south-facing terrace, running the width of the rear of the property provides the potential for outdoor living and entertaining. Discover a diverse collection of ornamental trees and mature shrubs, rhododendrons burst into bloom beside elegant camellias, Japanese Maple, Acers and many others, while well-tended lawns create a lush, inviting canvas for outdoor enjoyment. High hedges and fencing establish a sense of tranquillity and seclusion, making every moment in this oasis feel like a private retreat. At the side of the garden, a separate, spacious terrace provides the perfect setting for al fresco dining or evening gatherings, its ambience enhanced by the gentle rustle of leaves and birdsong drifting through the trees. For those with a passion for gardening or fresh produce, there is a fruit garden and greenhouse. Venture further and uncover a wooded area and paths, a peaceful backdrop changing with the seasons.



Location

Set just outside the boundary of South Downs National Park on the outskirts of the village, 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 Ponds, with sailing at the Great Pond. Rowledge has a village shop, butcher, post office, and public house. The village cricket green, playground, tennis club and village hall are all well-supported. The church, popular pre-schools and primary school are highly regarded - linking to Weydon for secondary education. Private schools include Frensham Heights, Edgeborough, More House, Churchers and Lord Wandsworth College. Stations at Farnham and Bentley provide access to London Waterloo, and there is good access to the A3 and M3. Heathrow & Gatwick are within about an hour.

Distances

- Farnham 3.9 miles
- Guildford 14 miles
- London 44.7 miles

Nearby Stations

- Farnham 3.4 miles
- Bentley 4.5 miles

Key Locations

- Frensham Ponds
- Alice Holt Forest
- Bourne Woods

Nearby Schools

- Rowledge Primary School
- Frensham Heights
- St Marys Frensham
- Weydon Academy
- More House School





Floorplans

Main House internal area 2,488 sq ft (231 sq m)
 Garage internal area 374 sq ft (35 sq m)
 Outbuildings internal area 581 sq ft (54 sq m)
 Double carport external area 523 sq ft (49 sq m)
 Total internal area 3443 sq ft (320 sq m)
 For identification purposes only.

Directions

GU10 4DS
 what3words: ///lamppost.souk.domain

General

Local Authority: Waverley Borough Council

Services: Private Drainage which we believe is compliant with current regulations. Gas boiler. Central Heating and mains water and electric.

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

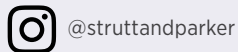
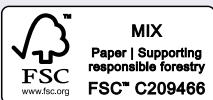
Farnham

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