

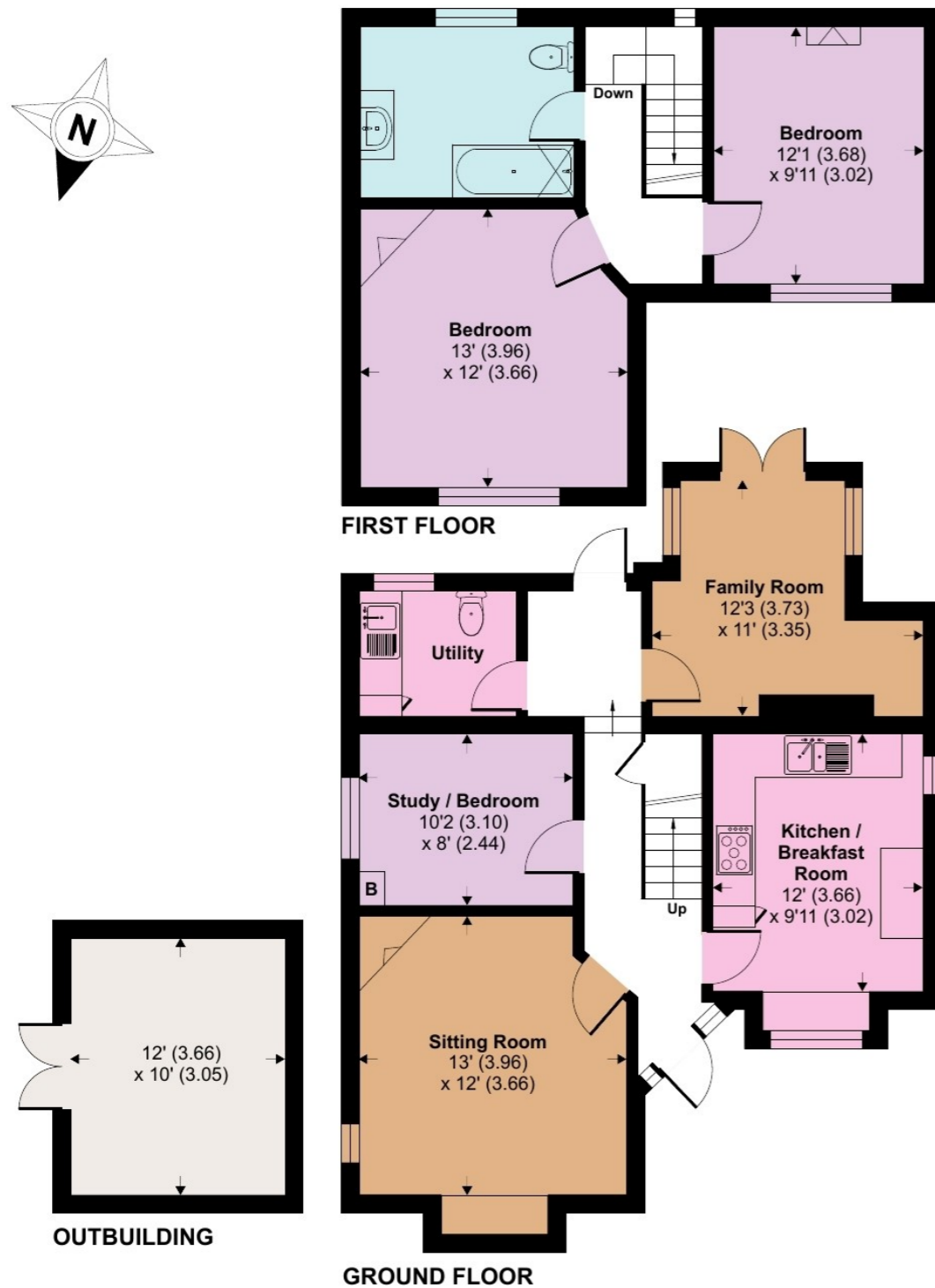
Fullers Road, Rowledge, Farnham, GU10

Approximate Area = 1110 sq ft / 103.1 sq m

Outbuilding = 120 sq ft / 11.1 sq m

Total = 1230 sq ft / 114.2 sq m

For identification only - Not to scale



FULLERS ROAD, ROWLEDGE, HAMPSHIRE, GU10

Guide price £775,000

A charming cottage, backing onto Alice Holt, which benefits from planning permission for a double storey side and rear extension with no onward chain.

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ACCOMMODATION

- Turnkey home
- Immaculately presented
- Two reception rooms and study
- Original features
- Delightful landscaped gardens
- Stunning village position
- Garden gate gives direct access to forest walks
- Full planning for double storey extension Planning Reference No. 59612
- No onward chain



Outside, there is parking for several cars, a large wooden outbuilding, patio and seating area. The pretty, landscaped garden wraps around the house, mainly laid to lawn. The garden backs directly onto 2,000 acres of Alice Holt Forest with a gate that gives immediate access to wonderful woodland walks, running, fishing, cycling and riding.

DESCRIPTION

This charming turnkey property offers well presented accommodation with original features and is situated in a sought after village location.

This delightful property has recently been modernised and updated to an exacting standard. Upon entering, the inviting entrance hallway leads to a sitting room with feature fireplace and notable bay window, kitchen/breakfast room with bay window, study/bedroom, smart family room with French doors to rear (currently being used as a dining room), utility room/downstairs cloak room and under stairs storage.

The first floor consists of two double bedrooms with original fireplaces, family bathroom and landing area.

In addition there is full planning permission for a two storey side and rear extension to the right side of the property to make into 4 bedroom/3 bath. Planning Reference No. 59612



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 60 | 79 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

LOCATION

Fullers Road is situated within the highly regarded village of Rowledge to the south of Farnham. Within the village there is a post office, local store, butchers, hairdressers, public house, church, and village green with popular tennis and cricket clubs and playground. Rowledge benefits from one pre-school nursery and a popular primary school. Close by is the high performing Weydon Secondary School and an excellent choice of private schools including, Frensham Heights, More House and Edgeborough Prep School. Alice Holt Forest covers over 2,000 acres and is ideal for walking, running, fishing, cycling and riding. Farnham mainline station is within 3.5 miles. Access to the M3 can be gained via the A331 and the A3 can be joined at Guildford via the A31.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.