



Price Guide £500,000

**A 3 bedroom detached bungalow situated in the heart of the highly sought after village of Rowledge**

**\*No Onward Chain\***

- Entrance Hall
- Sitting Room
- Dining Room
- Conservatory
- Kitchen
- 3 Bedrooms
- Bathroom
- Separate w/c
- Parking for approximately 3 vehicles
- Delightful plot

Farnham

28 Downing Street, Farnham, Surrey GU9 7PD  
01252 717705

London

Representative Office  
119 Park Lane, Mayfair, London W1  
020 7079 1400

## 1 Cherry Tree Road, Rowledge, Farnham, Surrey, GU10 4AB

### LOCATION

- \* Situated in the heart of Rowledge, Frensham 2 miles, Farnham 4 miles (Waterloo from 53 minutes)
  - \* A3 7 miles, Bentley station 4 miles (Waterloo from 59 minutes)
- (All distances and times are approximate)

### SITUATION

\* The property occupies a wonderful position within the heart of the village of Rowledge with local shops, post office, village green with popular tennis and cricket clubs and playground, doctors' surgery, a public house, lovely old church, and with direct access into Alice Holt Forest a stunning location for walking, running, cycling, fishing and riding that covers over 2,000 acres.

\* The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafes and an excellent choice of restaurants including Brasserie Blanc, Loch Fyne, Cote Brasserie, Pizza Express and Zizzi. There is a Sainsburys, Waitrose, DC Leisure Centre, David Lloyd Leisure Centre and Farnham's historical deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking and cycling.

\* Communications are first class with the A31/A3 and mainline station providing links to London and the South coast. The A331 Blackwater Valley road links Farnham with the M3, M25 and Heathrow. Farnham station offers a mainline railway to London Waterloo.

### DESCRIPTION

\* A 3 bedroom detached 'Guildway' bungalow built in approximately 1970 and occupying a delightful plot situated in the heart of the highly sought after village of Rowledge.

### KEY FEATURES INCLUDE:

\* Double glazed front door to:

\* Reception Hall - radiator, telephone point, airing cupboard housing hot water tank, fitted immersion heater, slatted shelves over. Access to loft via pull down ladder.

\* Sitting Room - Front aspect, triple glazed window, double radiator, TV aerial point, fitted blinds.

\* Dining Room - Rear aspect, radiator, curtains.

\* Conservatory - Pleasant outlook over rear garden, blinds. Double glazed casement door to outside.

\* Kitchen - Rear aspect, single bowl single drainer stainless steel sink unit with mixer tap and cupboards under, roll edge work surfaces with further cupboards and drawers under. Matching eye level units, gas cooker with 4 ring gas hob, washing machine, fridge/freezer, double radiator, wall mounted Potterton gas fired boiler, kitchen blind.

\* Bedroom - Front aspect, fitted blinds and curtains, freestanding wardrobes and chest of drawers, radiator.

\* Bedroom - Rear aspect, freestanding wardrobes and dressing table, radiator, curtains. Pleasant outlook to garden.

\* Bedroom - Front aspect, radiator, fitted blinds and curtains.

\* Bathroom - Panel enclosed bath, mixer tap shower and glass screen, pedestal wash hand basin, radiator, part tiled walls.

\* Separate W/C - Wash hand basin, w/c, part tiled walls.

### OUTSIDE:

**Front** Parking and turning for 3 vehicles on driveway, area of lawn enclosed by hedging, mature borders. Gated access at side to rear.

**Rear** Patio area to shaped area of lawn, mature flower and shrub borders screened and enclosed by panelled fencing and mature hedging.

\* Outside tap and power.

\* Shed.

### GENERAL

**Services** - All mains services. Gas central heating to radiators.

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**Local Authority** - Waverley B. C., The Burys, Godalming GU7 1HR 01483 523333

**Council Tax** - Band F with an annual charge for the year ending 31.03.18 Of £2,584.19

**EPC Rating** - D (67)

**Miscellaneous** - Sealed unit UPVC double glazed windows.

### DIRECTIONS

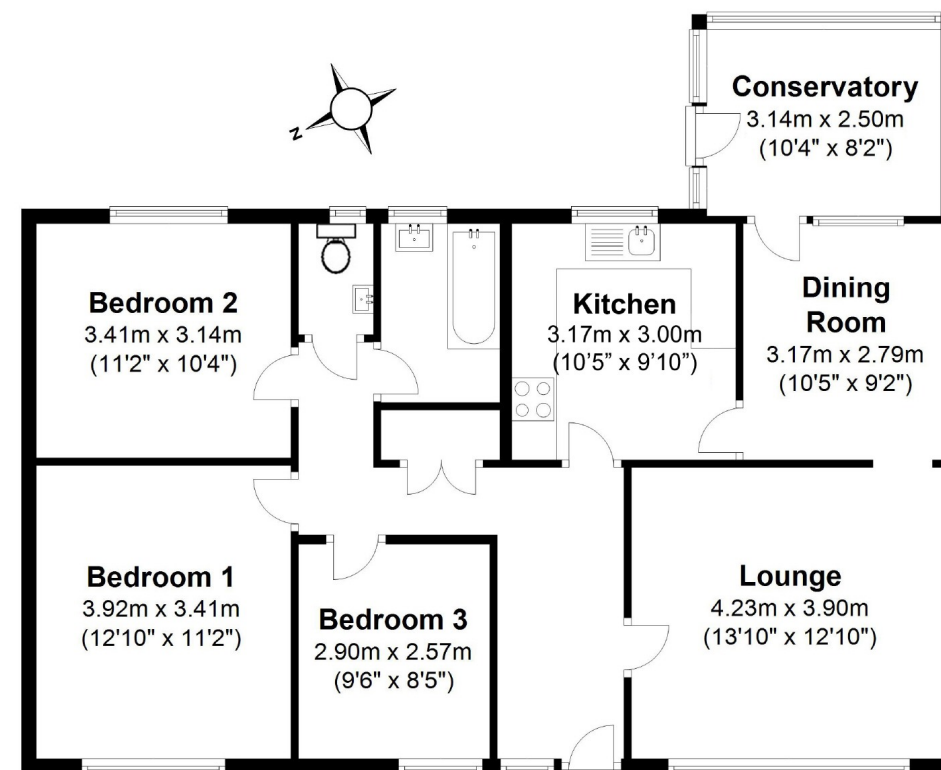
Leave Farnham via West Street. At the Coxbridge roundabout go straight across and onto the A325. Continue through Wrecclesham village and on into Holt Pound. Just after passing the garage on the right hand side, take the next left into Fullers Road. After entering Rowledge village turn right into Cherry Tree Road and the property can be found on the left hand side.

### VIEWING

**Viewing by prior appointment with Andrew Lodge Estate Agents, Farnham - Tel: 01252 717705**  
**Opening hours 9a.m. - 6p.m. Monday to Friday, 9a.m. - 5p.m. Saturdays.**

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. They are intended to give a fair description of the property but their accuracy is not guaranteed nor do they form part of any contract. All information should be verified by yourself and your professional advisors. We have not carried out a survey nor have we tested the services, appliances and specific fixtures and fittings. It must not be assumed that the property has all or any necessary planning permissions, building regulations or any other consents. Room sizes are approximate and they have been taken between internal wall surfaces and therefore include cupboards, shelves etc. Accordingly they should not be relied upon for carpets, curtains and furnishings.

## Cherry Tree Road Rowledge, GU10 4AB



Total area: approx. 95.8 sq. metres (1030.8 sq. feet)

This plan is for layout guidance only.  
Measurements are for general guidance  
only and must not be relied upon

ANDREW LODGE  
estate agents