



Price Guide £875,000

Farnham

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London

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A beautifully refurbished and deceptively spacious semi-detached family home with further scope for extensions, set in a peaceful no-through road, convenient to all amenities

- Master bedroom with dressing area
- 3 further bedrooms (1 en-suite)
- Family bathroom
- Family room
- Dining room
- Sitting room/Snug
- Kitchen/breakfast room
- Utility and laundry room
- Downstairs shower room
- Reception hall
- Inner rear hall
- Separate annexe
- Driveway with parking for 4-5 cars
- Delightful private gardens

Dragonfly Cottage, 9 Lavender Lane, Rowledge, Farnham, Surrey,

LOCATION

- * Rowledge village centre ¼ Mile.
- * A3 7 miles
- * Farnham 2.5 miles (Waterloo from 53 minutes)
- * Basingstoke 12 miles , M3 (junction 5) 6 miles
- * Guildford 12 miles, London 40 miles

SITUATION

* The property occupies a wonderful position most convenient to the vibrant and active village of Rowledge with shop and post office, butcher, hairdresser, cafe, village green with popular tennis, bowling and cricket clubs, playground, doctors' surgery, village hall, public house, lovely old church, and with direct access into Alice Holt Forest, a stunning location for walking, running, cycling, fishing and riding which 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, cafés and an excellent choice of restaurants including Brasserie Blanc, Cote Brasserie, Pizza Express and Zizzi. There is a Sainsburys, Waitrose, Leisure Centre, David Lloyd Leisure Centre and Farnham's historic deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking and cycling.

* Rowledge village has two pre-school nurseries and a popular primary school. Close by is the high performing Weydon Secondary School, Frensham Heights, More House and Edgeborough.

* 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 beautifully refurbished and deceptively spacious semi-detached family home, built in 1903, set in a peaceful no-through road, convenient to all amenities. There is scope for further extension to provide a loft conversion and converting the outdoor buildings into self-contained accommodation with independent side access, if required. Plans available to inspect.

KEY FEATURES INCLUDE:

* Double glazed porch with oak framed stained glass door to:

* Hallway with 3 storage cupboards, Broadband and telephone point.

* Utility storage space with 5 full height storage cupboards, concealed Worcester condenser boiler.

* Sitting room/Snug - Original fireplace housing coal fire with grate (currently used with gas), tiled surround. Electricity meter and fuse box, TV point.

* Dining room with 2 bi-fold oak bevelled glass paned doors, serving hatch into kitchen.

* Family room with wood burner, oak beams, wood flooring, double patio doors opening onto patio, TV and telephone points.

* Kitchen/Breakfast room comprising excellent range of eye and ground level units including two pull-out pantry full height cupboards, Franke one and a half stainless steel sink with glass surround and draining board and taps, water filter, granite work surfaces, island work area with power, Neff five ring gas hob, integrated Neff double oven, microwave and warming drawer, wine cooler, double fridge and dishwasher, stunning glass lantern roof with automatic window opening and down lighting, TV and telephone points.

* Laundry and Utility room with storage cupboards, sink and water softener.

* Downstairs shower room comprising Hansgrohe and Villeroy & Boch appliances, mirrored cabinet, shaver point, tiled.

* Stairs to first floor landing with access to insulated and boarded loft. Suitable for conversion, plan available to inspect. Airing cupboard housing immersion tank.

* Master bedroom with comprehensive range of wardrobes and dressing area, double aspect, TV and telephone points.

* 3 further double bedrooms with built-in wardrobes and TV points.

* En-suite bathroom comprising Hansgrohe and Villeroy & Boch appliances, low level night-lighting, mirrored storage cabinet, shaver point, tiled.

* Family bathroom comprising Hansgrohe and Villeroy & Boch appliances, low level night-lighting, mirrored storage cabinet, shaver point, tiled.

OUTSIDE

* To the front the property is approached via a large concrete driveway providing parking for four to five vehicles. Flower and shrub beds bordered by dry stone walling and sleepers enclosed by hazel hurdle fencing. Outside tap and power, gas meter box, low level drive lighting and security lights.

* There is currently a three part annexe comprising a wine store, bike store and multipurpose room, currently used as an office which is insulated, double glazed and heated. Plans are available to inspect to convert the outdoor buildings into habitable self-contained accommodation, if required.

* To the rear the delightful private cottage gardens comprise two patio areas, lawn, flower and shrub beds and borders, water feature with two metre unpolished slate waterfall, variety of mature trees including border of Pleached Hornbeams providing screening, Blue Cedar, Evergreen Magnolia and Cedrus Deodora, enclosed by hazel hurdle fencing. There are low level patio and step lights, and external uplighters under the trees plus security lighting. Two outside taps, power points, automatic irrigation system throughout the garden beds. Secure side access. Garden shed.

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GENERAL

- * **Services** - All mains services. Gas heating to radiators and under floor heating.
- * **Local Authority** - Waverley B.C., The Burys, Godalming GU7 1HR 01483 523333.
- * **Council Tax** - Band F with an annual charge for the year ending 31.03.19 of £2,726.41
- * **Tenure** - Freehold
- * **EPC Rating** - D (62)
- * **Miscellaneous** - Double glazed modern sash windows.

DIRECTIONS

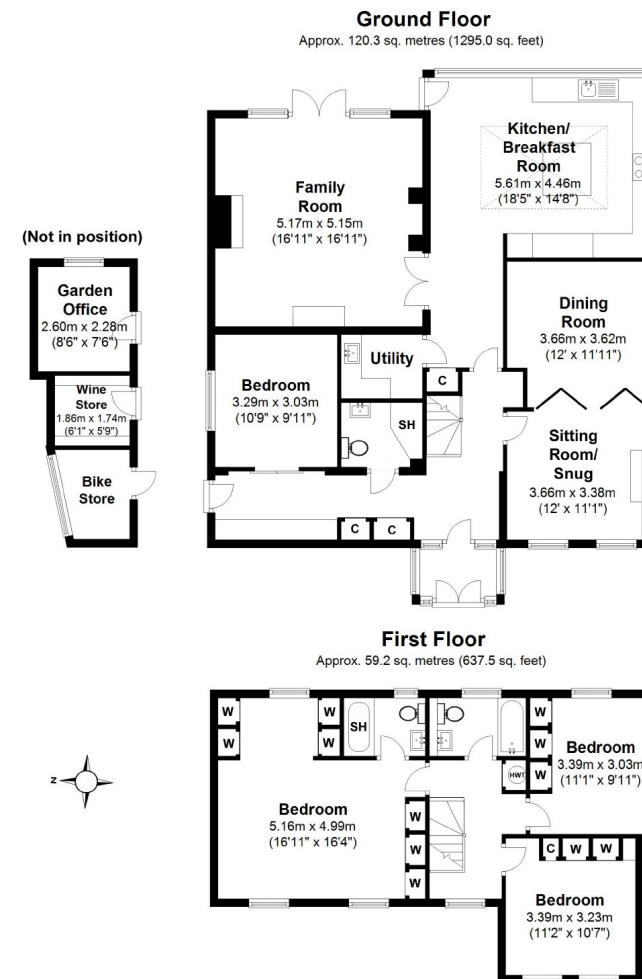
Leave Farnham town centre via the A287 Firgrove Hill. At the traffic lights turn right into Ridgway Road and continue into Shortheath Road. At the end of Shortheath Road at the staggered crossroads, turn left into Sandrock Hill Road, continue down the hill and up, bearing right at the top into Boundstone Road. After a short distance turn right into Lavender Lane and the property can be found on the right.

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.

Lavender Lane, Rowledge, GU10 4AX



House area: approx. 179.5 sq. metres (1932.1 sq. feet)
Outbuilding area: approx. 13.2 sq. metres (142.1 sq. feet)
Total area: approx. 192.7 sq. metres (2074.2 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