



Recreation Road, Rowledge, Farnham, Surrey

A truly exceptional, extended and refurbished, four double bedroom family home, with over 2500 sq ft of accommodation, located in a quiet road opposite Rowledge Cricket ground.

To the ground floor, the entrance hall has porcelain tiled flooring with underfloor heating, a bespoke wardrobe and seat box with oak top and a fully shelved and lit larder cupboard. The hallway leads to the under stairs cupboard and cloakroom with porcelain tiled flooring with underfloor heating. To the front of the property is the bay fronted living room that has underfloor heating and sash windows.

One of the outstanding features to this fabulous property is the open plan kitchen/breakfast room, with porcelain floor with underfloor heating, downlights and island pendants. The kitchen has been fitted with a Crown kitchen with Gris de Savoie stone worktops and splash backs. There is a five ring gas hob, multifunction oven, multifunction microwave oven, warming drawer, integrated extractor, integrated dishwasher, hot water boil tap, flexi mono mixer taps over sink, full height integrated fridge, full height integrated freezer and wine cooler. The central Island incorporates a breakfast bar, pull out bin and units all round. There are then bifold doors with integrated blinds, leading out onto the porcelain tiled patio. From the kitchen there is a playroom with engineered oak flooring with underfloor heating and there is a study with engineered oak flooring with underfloor heating, and a fitted shelf above the desk. The utility room has porcelain flooring with underfloor heating and there are Crown units to match the kitchen, with Gris de Savoie stone worktops and upstand. There is space for a free standing tumble dryer and washing machine, there is an extractor fan and towel rail with smart switch/timer and an external door leading to the outside patio area.

To the first floor, there is an oak staircase and loft hatch with pull down ladder, leading to fully insulated and boarded loft, with lights and sockets. The landing leads to four double bedrooms with two having fitted wardrobes and ensuite shower rooms. The three piece family bathroom has porcelain tiled floor and walls with electric underfloor heating.

Outside the garden has a porcelain tiled patio area, newly laid lawn and raised planters with integrated garden bench. There is hard standing between the games room and shed for a hot tub or an outdoor kitchen. The games room is fully insulated and has two radiators. There is a bespoke bar with water supply and waste under the bar. The integrated garage has a sealed and epoxy painted floor, with bespoke shelving and fitted work bench, downlights and a remote controlled, insulated sectional garage door.

Freehold
Council tax band E

- Four double bedrooms
- Entrance hall
- Four reception rooms
- Fabulous kitchen/breakfast room
- Utility room
- Village Location
- Fantastic opportunity
- Extended and refurbished
- Two ensuites
- Family bathroom
- Cloakroom
- Double glazing
- Gas central heating
- Private garden
- Driveway and garage
- Games room



Floorplan



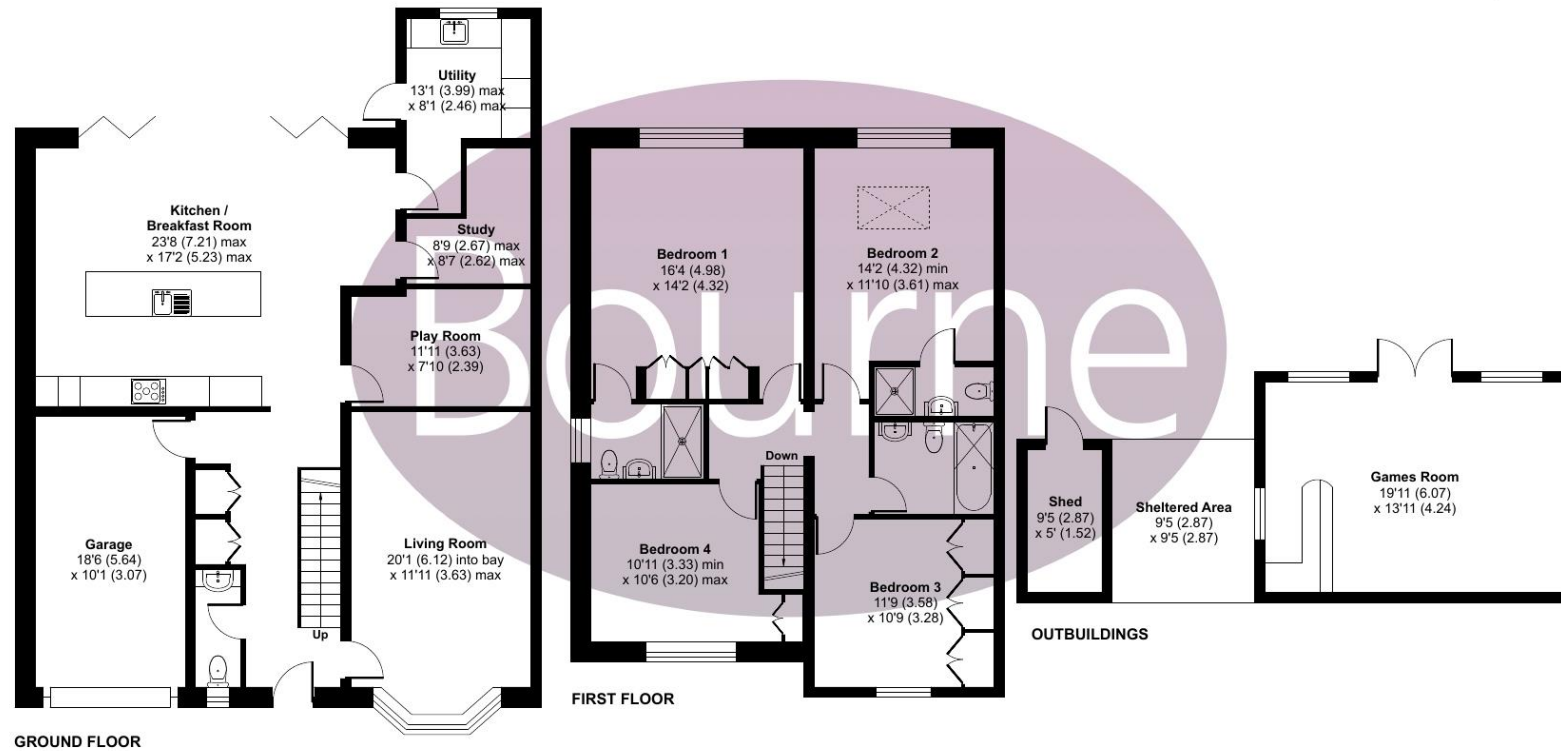
Recreation Road, Farnham, GU10

Approximate Area = 2175 sq ft / 202 sq m (includes garage)

Outbuildings = 328 sq ft / 30.5 sq m

Total = 2503 sq ft / 232.5 sq m

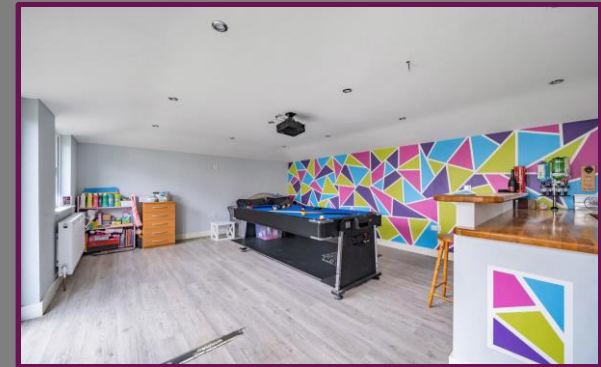
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Bourne Estate Agents. REF: 1061777

Location

The property is situated within the highly regarded village of Rowledge with its local shops, pubs, village green with cricket club, church, primary school & direct access into Alice Holt Forest, a safe location for walking, running, cycling and horse riding, that covers over 2,000 acres.



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

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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