



Willow End Fullers Road Rowledge, Farnham, GU10 4BP

A beautifully presented 4 bedroom detached family house with a fabulous open plan kitchen/dining/family room situated in the village of Rowledge.

The ground floor also features a spacious reception hall, sitting room with fireplace, a glazed garden room, utility room and cloakroom. On the first floor 4 bedrooms, 2 en suite shower rooms and a family bathroom. The house is complimented by a lovely front and rear garden with a useful detached garden office/studio. Located within a short walk of the village centre with all its amenities including shop/post office, public house, butchers, vet, coffee shop, school, church and recreation ground with tennis, bowls and cricket.

Price Guide £1,500,000

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- Detached family house in the village centre
- Spacious reception hall with sitting and study areas and galleried landing
- Fabulous open plan kitchen/family /dining room with glass garden room
- Sitting room with fire place and double doors to patio and rear garden
- Utility room and cloakroom
- 4 bedrooms, 2 with en suite shower room
- Family bathroom
- Lovely front and rear garden and driveway parking
- Detached garden office/studio
- Walking distance to all the village amenities



Directions

SAT NAV: GU10 4BP





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		