



ORCHARD END | ROWLEDGE


**Platinum
Homes**
BY BRIDGES



The Property

Set at the end of a quiet cul-de-sac on the edge of the village, this attractive detached family home enjoys a peaceful setting with countryside on the doorstep, yet is just a short, level walk from the village centre.

The ground floor opens with a spacious and inviting hallway, leading to a bright and expansive sitting room with triple-aspect windows and direct access to a sunny conservatory. The kitchen and dining area is ideal for family life and entertaining, complete with integrated appliances. A separate utility room adds practicality, while there is a modern shower room and three additional reception rooms which could also be used as bedrooms.

Upstairs, five well-proportioned bedrooms all enjoy views over the rear garden. The main bedroom includes a generous en suite bathroom with a six-piece suite, while four of the other bedrooms easily accommodate double beds and benefit from fitted wardrobes. A family bathroom and useful eaves storage complete the first floor.

Located within easy walking distance of the heart of Rowledge, this home enjoys all the benefits of village living.

Outside

The front of the property features a lawned garden with mature shrubs, alongside a driveway offering parking for several vehicles and access to the double garage with electric doors.

The rear garden is a particular highlight, south-easterly in aspect, private, and beautifully landscaped with lawns, flower beds, two patios, and a wealth of mature plants and trees. There's also a summer house, two sheds, a greenhouse, and a dedicated vegetable plot, creating a peaceful and practical outdoor retreat.

The total plot extends to approximately 0.268 acres.



Features

- Six Bedrooms
- Three Bath/Shower Rooms
- Open Plan Kitchen/Breakfast Room
- Walking Distance to Village Centre
- Total Plot Extends to Approximately 0.268 Acres
- Over 3,000 Square Foot
- Double Garage
- EPC: C (74)
- Council Tax Band: G

Contact

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Orchard End, Rowledge, Farnham, GU10

Approximate Area = 2566 sq ft / 238.3 sq m (excludes eaves)

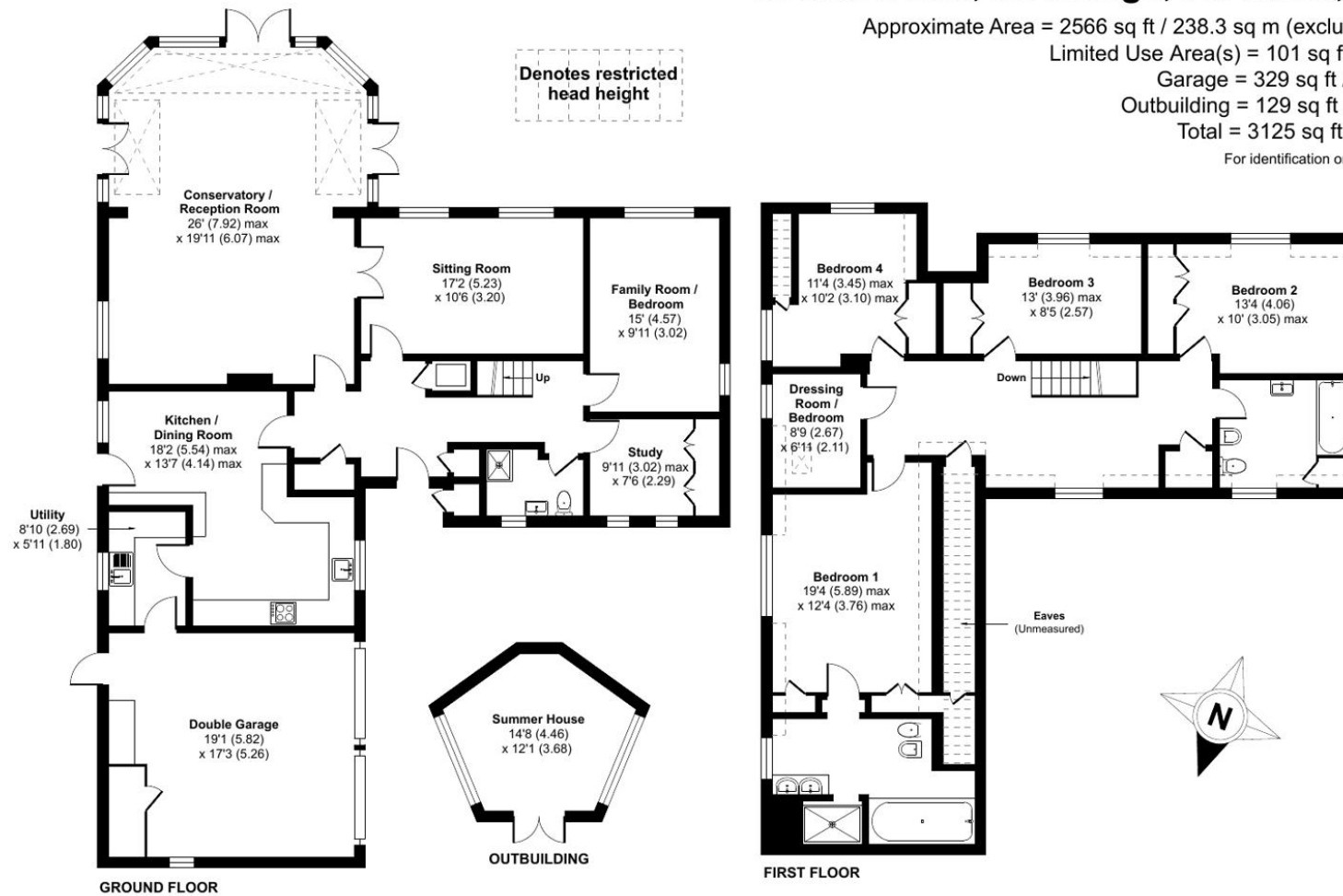
Limited Use Area(s) = 101 sq ft / 9.3 sq m

Garage = 329 sq ft / 30.5 sq m

Outbuilding = 129 sq ft / 11.9 sq m

Total = 3125 sq ft / 290 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). © nichecom 2024. Produced for Bridges Estate Agents Ltd (Platinum Homes). REF: 1088477

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