

warren
powell-richards

Abbotswood | £1,295,000

Rowhills | Farnham | Surrey | GU9 9AU





Abbotswood

Rowhills, Farnham, Surrey, GU9 9AU

£1,295,000 Freehold

- Farnham town centre 2.4 miles
- Farnham mainline train station to Waterloo approx 53 mins
- Guildford 10.5 miles
- A31 1.6 miles
- M3 7.3 miles

An impressive 1930's, detached family home set in extensive grounds

DESCRIPTION

Situated in an enviable location at the end of a quiet residential lane, Abbotswood is a fine example of 1930s architecture.

Approaching the property from the Rhododendron lined driveway the house immediately impresses with its handsome appearance.

Entering the house you find a welcoming entrance hall which gives access to the two principal reception rooms, Kitchen Breakfast Room, Study and Cloakroom.

Upstairs there are Four double bedrooms and family bathroom with separate cloakroom. Of interest may be the expansive open loft space which would offer additional accommodation subject to the usual planning permissions. The whole house is light and airy with large windows most of which enjoy elevated views over the grounds to the rear. With grounds approaching 1.7 acres, its own Carp pool and areas of mature woodland there is a magical feel to the gardens.

Walking the grounds is an adventure in itself with winding woodland paths, timber bridges over natural streams which feed the pool, waterside seating area, several paved entertaining terraces and level lawns bathed in dappled sunlight.

Additional outbuildings include a large timber studio, brick built workshop, double garage, garden store and summer house with elevated views of the garden and Carp pool.



- A substantial 1930s detached house set in generous grounds
- Beautiful gardens and woodland complete with Koi and Carp pool
- Bordering the protected "Rowhill" nature reserve
- Approximately 900 sqft of unconverted loft space ideal for conversion (stpp)
- Further outbuildings including a studio, double garage, summer house, garden store and workshop
- Set at the end of a private road in the sought after Rowhills lanes





LOCATION

Abbotswood is located within a highly regarded private road which mostly backs on to Rowhill Nature Reserve. Benefiting from both ease of access to the Town Centre, yet enjoying a semi-rural atmosphere so often afforded by properties on the edge of town.

Farnham's Georgian facaded town centre offers an excellent range of local and national shops along with an array of pubs, wine bars, cafes and restaurants. Also accessible are Farnham and Aldershot stations which provide rail links to London Waterloo.

DIRECTIONS

Head out of Farnham via East Street and take the left fork at the traffic lights onto the Hale Road.

Continue along to the Six Bells round-a-bout and take the first exit into Farnborough Road (A325). Proceed for approximately 1 mile through the traffic lights and past the petrol station on your right.

Rowhills is the second turning on the right after the "Royal Arms" public house.

COUNCIL TAX

Waverley Borough Council. Council Tax Band G
(Correct at time of publication and is subject to change following a council revaluation after a sale)

SERVICES

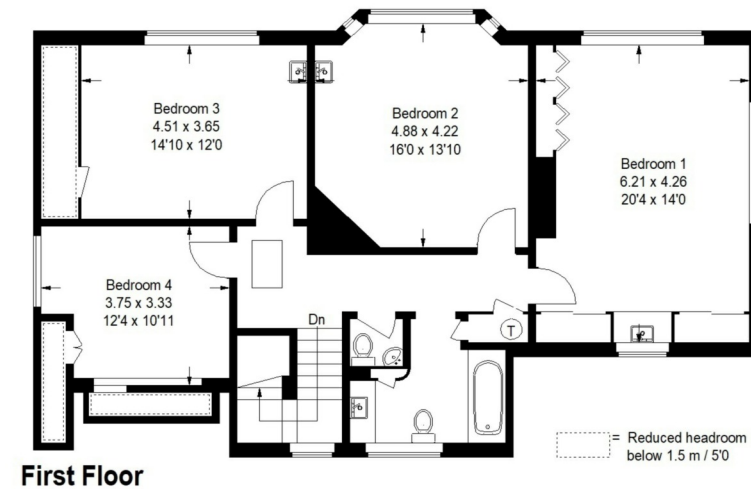
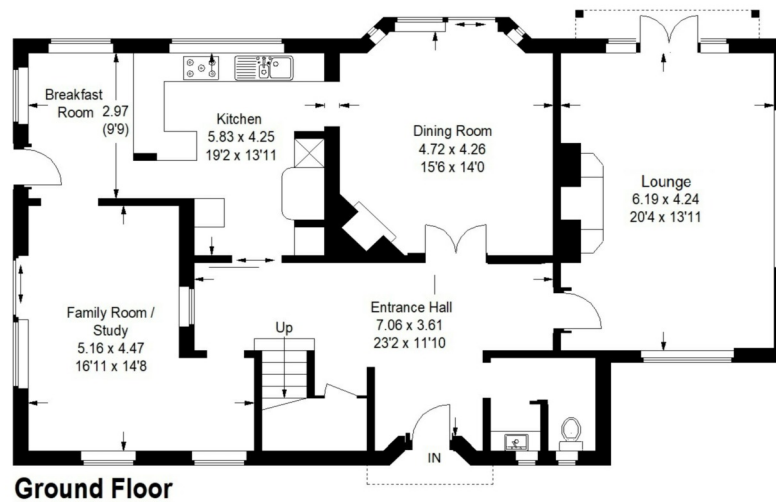
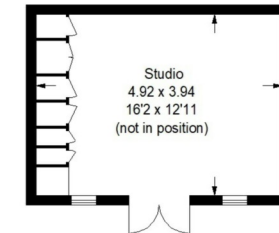
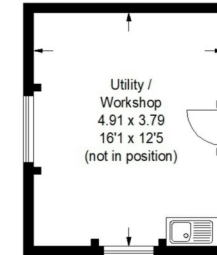
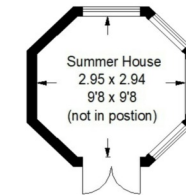
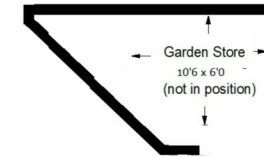
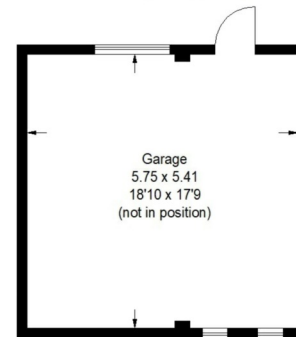
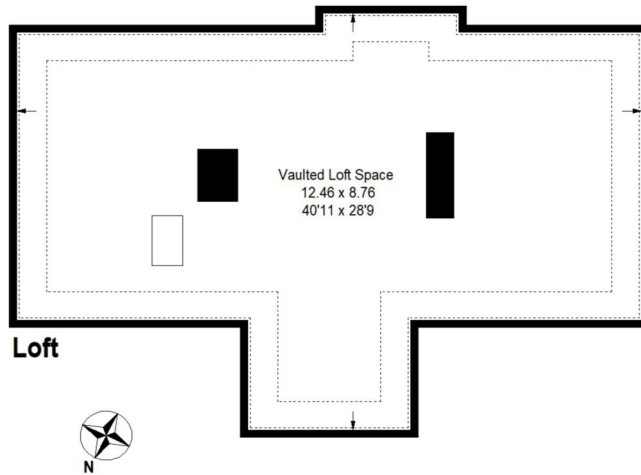
Gas heating and mains Services.



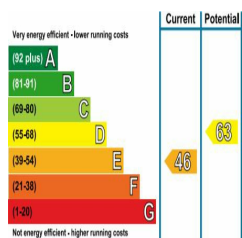


Rowhills, Farnham

Approximate Gross Internal Area
House = 220.6 sq m / 2374 sq ft
Outbuildings = 81.5 sq m / 877 sq ft
Loft space = 83.5sqm / 899 sq ft
Total = 385.6 sq m / 4150 sq ft



This plan is for representation purposes only. Reproduced from plans supplied by the agents. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures quoted should not be used as a basis for valuation.



28b Downing Street, Farnham, Surrey, GU9 7PD
t: 01252 715031 e: farnham@wprhomes.co.uk

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