



13 The Rockery, Farnborough, GU14 0RG

Guide price £715,000



13 The Rockery

Farnborough, GU14 0RG

- Large Four Bedroom Detached
- 35'5 Kitchen/Breakfast Room With Open Plan Family Area
- Down Stairs W/C
- Ensuite
- 17'1 Lounge
- Separate Dining Room
- 18' Bedroom One
- Large Rear Garden

Located in The Rockery, Southwood, Farnborough, this splendid house offers a perfect blend of comfort and elegance. Spanning an impressive 1,708 square feet, the property boasts an inviting layout that is ideal for both family living and entertaining.

Upon entering, you will find three spacious reception rooms, each providing a versatile space that can be tailored to your needs, whether it be the cosy lounge, a formal dining area, or the "heart of the home" the well-appointed kitchen/breakfast room with open plan family area, which seamlessly connects to the reception areas, making it perfect for hosting gatherings with friends and family.

The property features four generously sized bedrooms, ensuring ample space for relaxation and privacy. Each bedroom is designed to be a tranquil retreat, with natural light flooding in to create a warm and welcoming atmosphere. Additionally, the principal bedroom benefits from a sleek ensuite, while a stylish family bathroom and convenient downstairs W/C ensure everyday living is effortless.

For those with vehicles, the property offers convenient parking for up to four cars, a rare find in many residential areas. The outdoor space complements the interior, providing a lovely area for children to play or for adults to unwind after a long day.

This delightful home in The Rockery is not just a property; it is a lifestyle choice, offering a peaceful yet connected community. With its spacious rooms, modern amenities, and excellent parking facilities, this house is a wonderful opportunity for anyone looking to settle in Farnborough. Do not miss the chance to make this exceptional property your new home.



Entrance Hall

Lounge 17'1x11'3 (5.21mx3.43m)

Kitchen/Breakfast Room With Open Plan Family Area 35'5x18'3 (10.80mx5.56m)

Dining Room 15x8'9 (4.57mx2.67m)

Down Stairs W/C

Garage

First Floor

Bedroom One 18x14 (5.49mx4.27m)

Ensuite

Bedroom Two 13x9'3 (3.96mx2.82m)

Bedroom Three 10'4x10'3 (3.15mx3.12m)

Bedroom Four 9'2x9'3 (2.79mx2.82m)





Bathroom

Outside

The enclosed rear garden enhances this home's charm, offering seamless access to both sides of the property. A stylish decking area provides the perfect space for outdoor relaxation, complemented by lush astro-style turf and carefully curated shrub and flower borders that add a splash of vibrant greenery. Complete with an inviting outdoor bar, this garden is designed for entertaining and unwinding in a truly private setting—an ideal extension of the home's elegant, modern appeal.

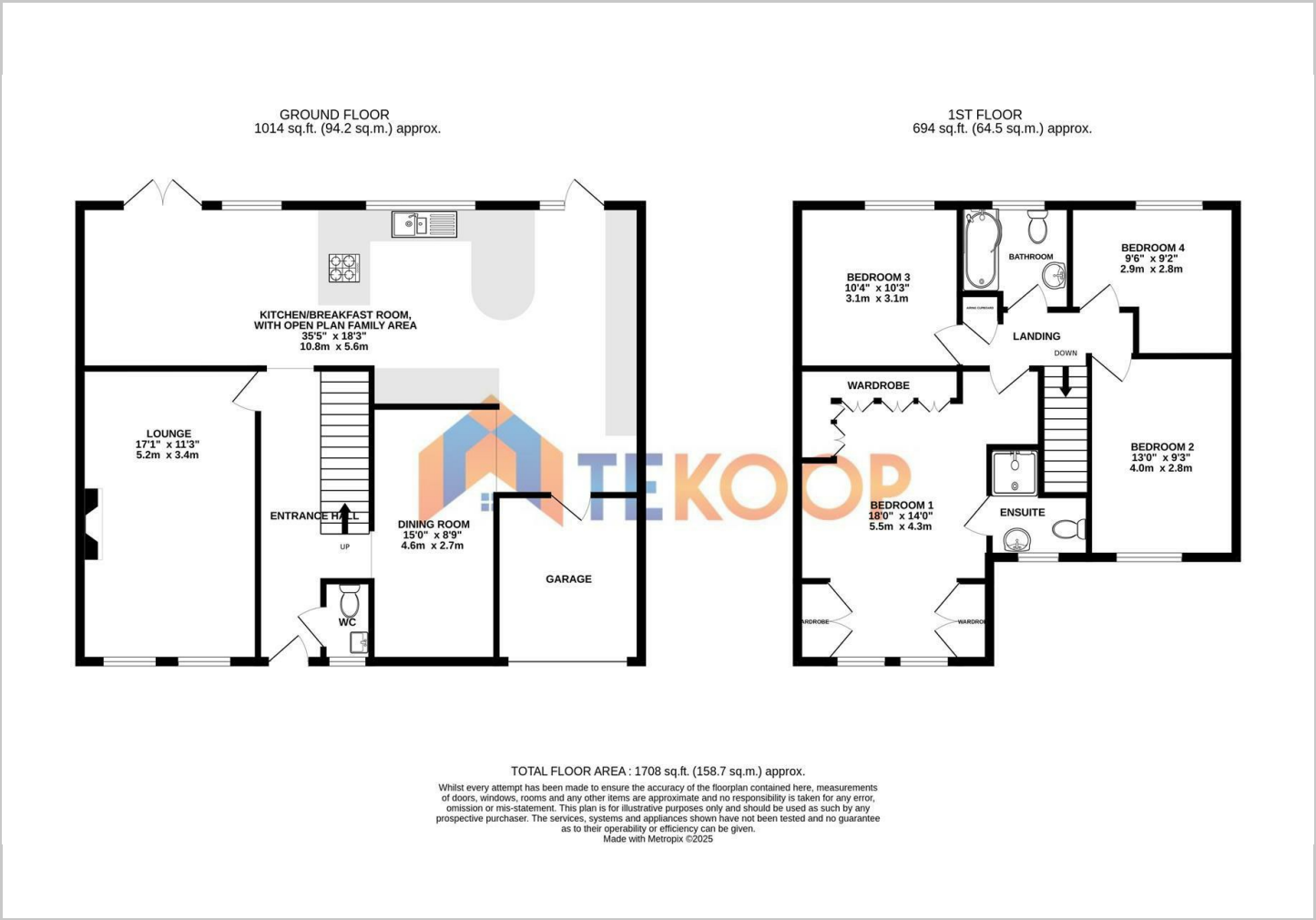
Directions

Try "WHAT THREE WORDS" Every 3 metre square of the world has been given a unique combination of three words. Used for e-commerce and delivery, navigation, emergencies and NOW ESTATE AGENCY. If you are struggling to find this property - Use What Three Words on your phone or tablet and type; ///bench.react.seats

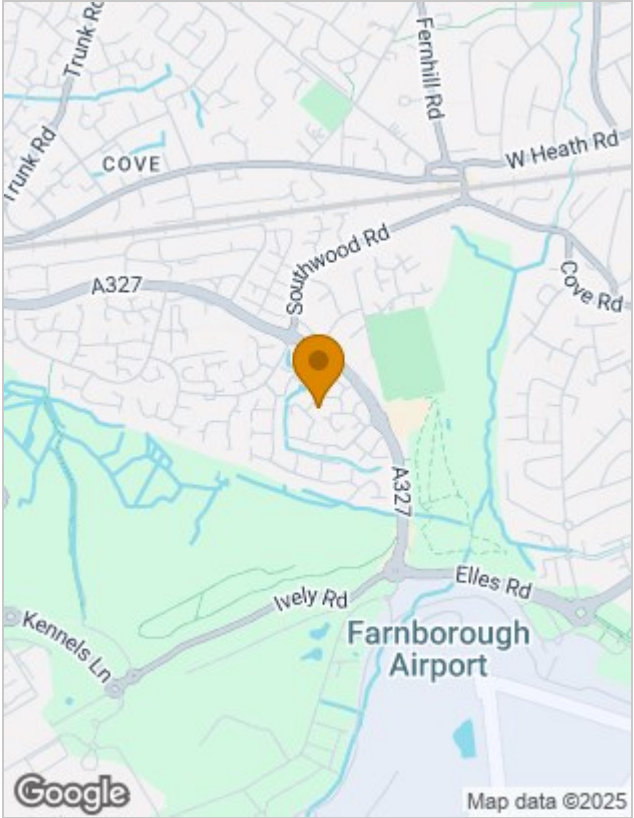




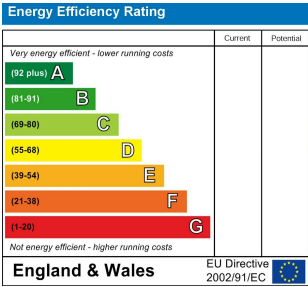
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our TE KOOP Office on 01252 561000 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.