



13 The Rockery, Farnborough, GU14 0RG

Guide price £700,000



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- Large Four Bedroom Detached
- 35'5 Kitchen/Breakfast Room & Family Area
- Down Stairs W/C
- Ensuite
- 17'1 Lounge
- Separate Dining Room
- 18' Bedroom One
- Closed Chain

CLOSED CHAIN! Nestled on the sought-after Southwood Development, this stunning 4-bedroom detached home offers the perfect mix of elegance and practicality.

Boasting 1,708 sq ft of beautifully designed living space, this property is ideal for families and entertaining alike. Step inside to discover three spacious reception rooms, including a large lounge, a formal dining area, and the heart of the home—a 35' stylish, kitchen/breakfast room with a huge family area.

The four well-proportioned bedrooms provide comfort and privacy, each bathed in natural light to create a warm and inviting atmosphere. The principal bedroom enjoys a sleek ensuite, complemented by a modern family bathroom and a downstairs W/C.

Outside, enjoy ample parking for up to four cars—a rare bonus! The well-maintained outdoor space offers a peaceful retreat, perfect for relaxation or play.

This property is more than just a home—it's a lifestyle. Located in a peaceful yet well-connected community, this is a rare opportunity to secure a dream home in Farnborough.

Don't miss out—make it yours today



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 (3.96mx'2.82m)
Bedroom Three	10'4x10'3 (3.15mx3.12m)
Bedroom Four	9'2x9'3 (2.79mx2.82m)

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

Bathroom

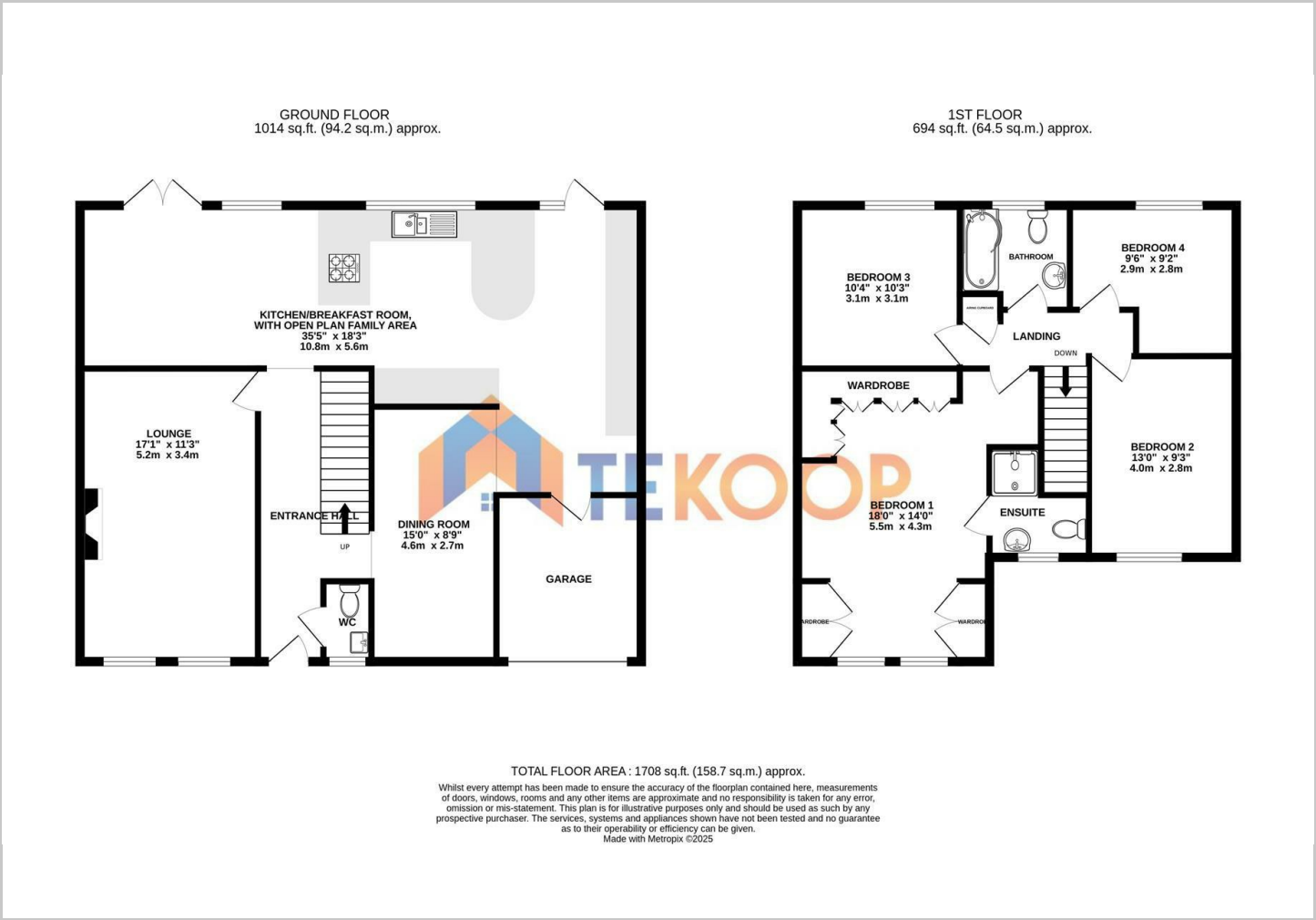
Outside

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.

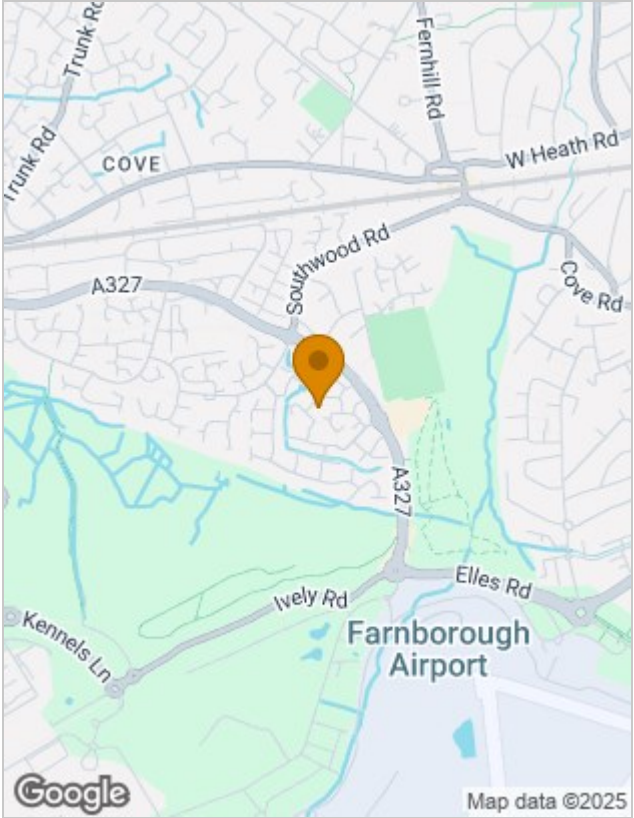




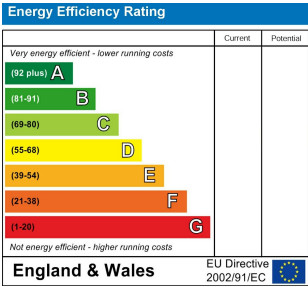
Floor Plans



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.