



13 The Rockery, Farnborough, GU14 0RG

Guide price £675,000



# 13 The Rockery

Farnborough, GU14 0RG

- 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

Positioned within the desirable Southwood Development, this elegant four-bedroom detached residence offers a harmonious balance of considered design and everyday practicality.

The ground floor unfolds across three generous reception spaces — a welcoming lounge, a formal dining room, and a striking 35-foot kitchen/breakfast room that anchors the home with comfort and scale. Ideal for modern family life, each area is designed to flow effortlessly, supporting both quiet moments and entertaining.

Upstairs, four well-proportioned bedrooms provide light-filled retreats, each framed to offer privacy and ease. The principal suite includes a sleek ensuite, while a contemporary family bathroom and convenient ground-floor W/C complete the layout.

Externally, the home benefits from parking for four vehicles and a landscaped outdoor setting — offering a calm, well-kept environment with room to pause or play.

Situated in a peaceful yet well-connected pocket of Farnborough, this is a rare opportunity to secure a property where lifestyle and location align.



## Entrance Hall

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

**Kitchen/Breakfast Room With 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.

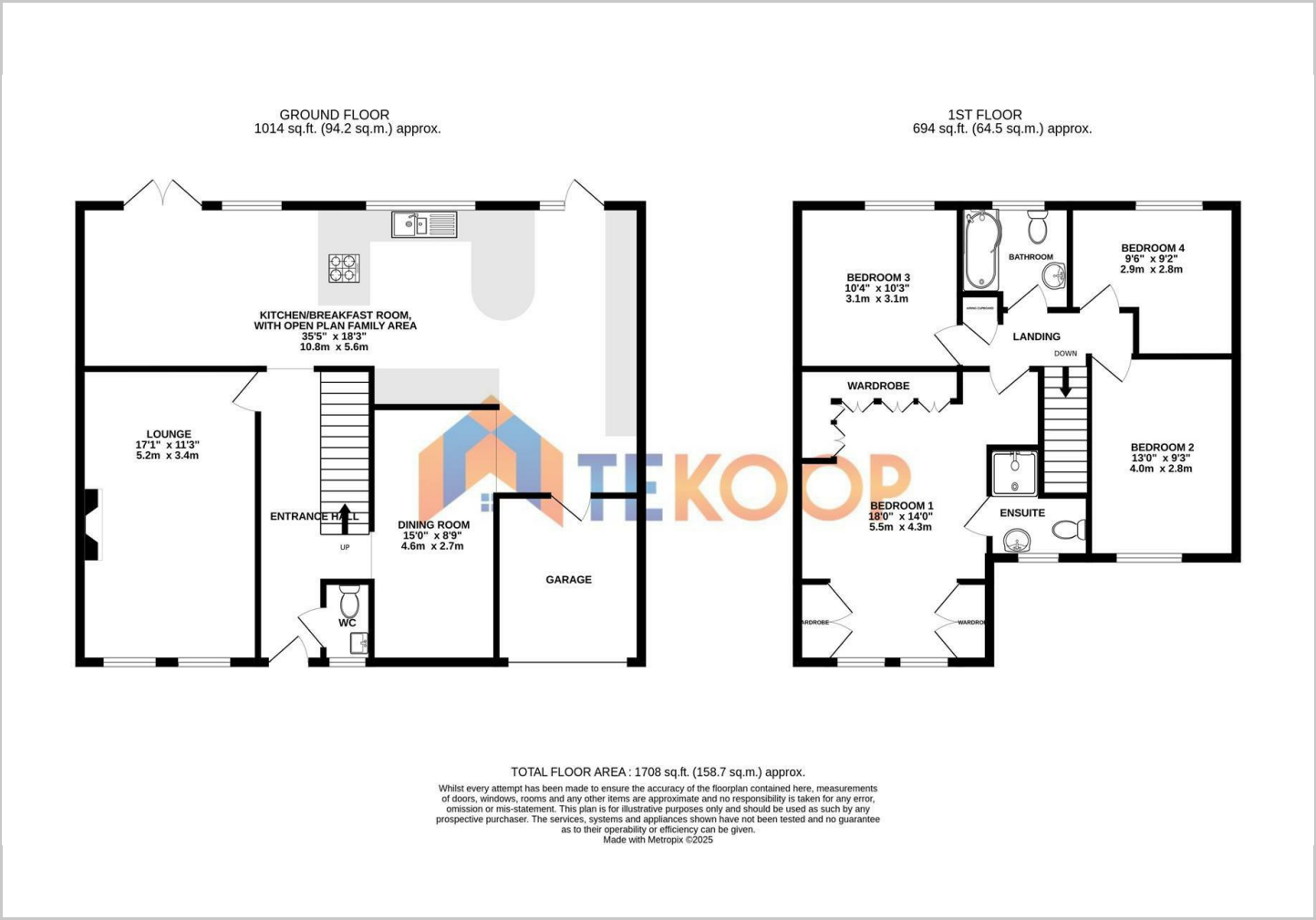
## Directions

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](https://www.what3words.com/)

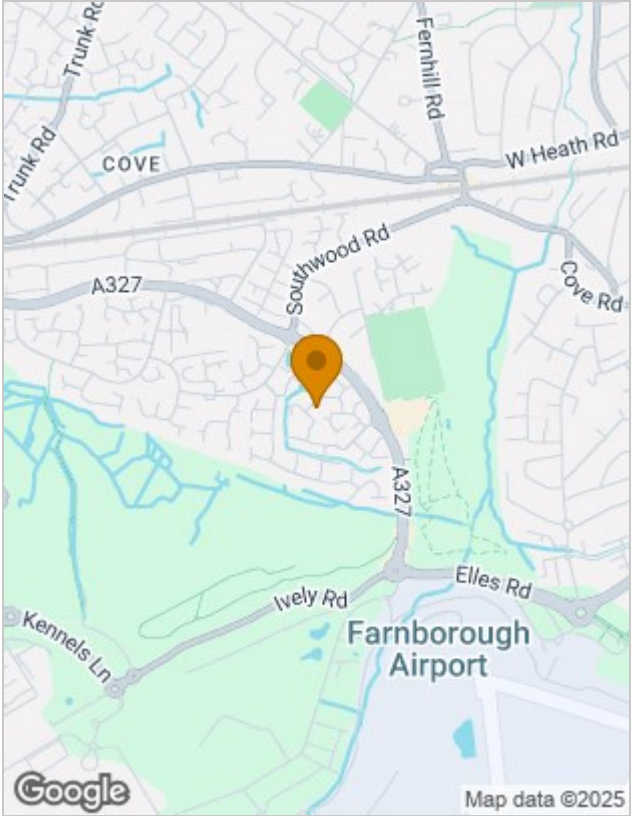




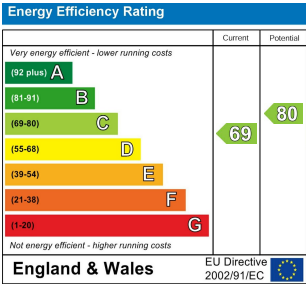
Floor Plans



Location Map



Energy Performance Graph



Viewing

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