



## The Keep. Recreation Road Rowledge, Farnham, GU10 4BN

A 3 bedroom semi detached house with a super kitchen/dining room with sitting area located in the heart of Rowledge village. The property has been recently extended to provide a live in kitchen with bi fold doors and a detached garden office.

Rowledge village offers a convenience store, public house, coffee shop, butcher, recreation ground with cricket and tennis, school and Alice Holt Forest. No onward chain

**Price Guide £759,500**

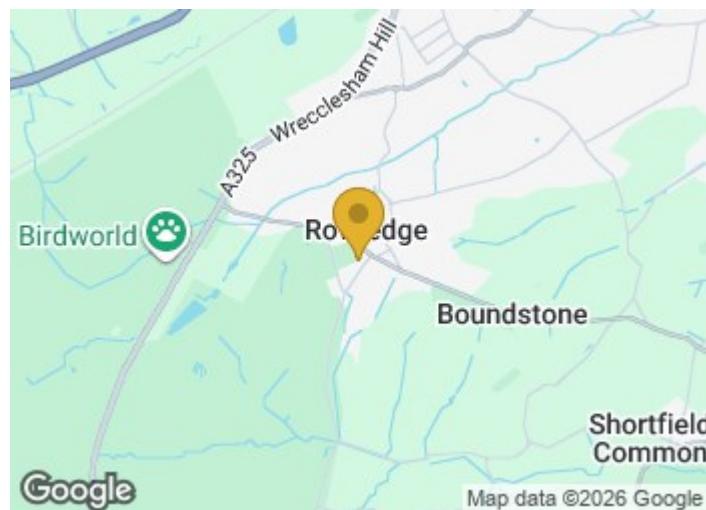


# The Keep. Recreation Road

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- Village centre location
- Kitchen with sitting area opening to fabulous dining room with bi fold doors
- Bathroom
- Driveway parking
- Entrance hall and cloakroom
- Bedroom 1 with en suite shower room
- Enclosed level garden with storage shed
- Sitting room
- 2 further bedrooms
- Detached home office with light and power



## Directions

From Farnham Town proceed out along West Street over the Coxbridge roundabout and continue along the A325. Take the turning on the left Fullers Road signposted Rowledge. In the centre of the village turn right by the public house into Recreation road where the property will be found on the right hand side.



## Floor Plan



TOTAL FLOOR AREA : 1345 sq.ft. (125.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			83
(81-91) B			
(70-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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