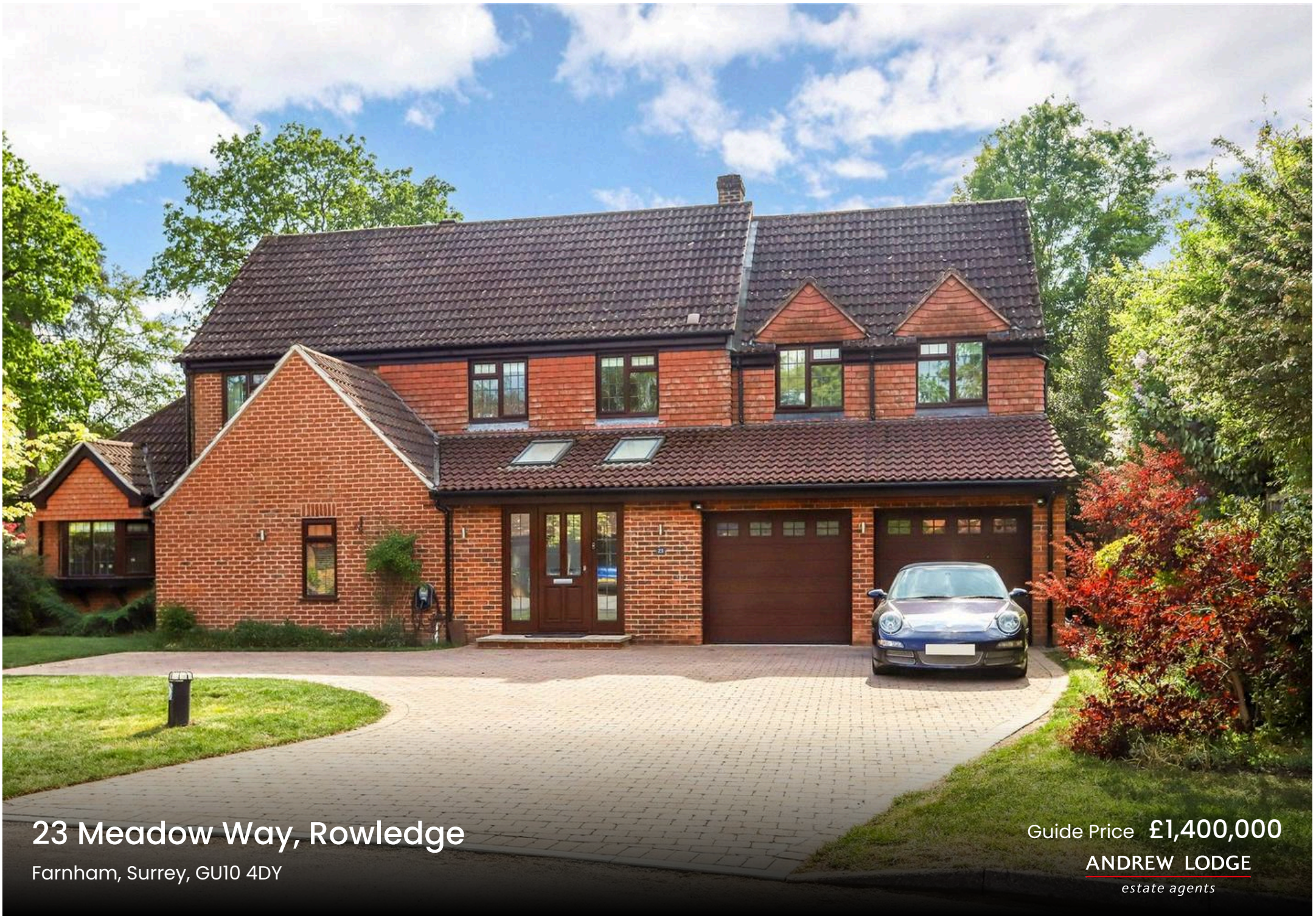




23 Meadow Way, Rowledge

Farnham, Surrey, GU10 4DY

Guide Price **£1,400,000**

ANDREW LODGE

estate agents



23 Meadow Way

Rowledge, Farnham

Situated in a quiet and tucked away position in the sought after village of Rowledge, this impressive 4 bedroom detached family home offers beautifully balanced accommodation

- Formal living room with attractive fireplace
- Stunning dual-aspect kitchen/dining room
- Additional TV/family room
- Dedicated study/home office
- Principal suite with 2 dressing rooms and en suite
- 3 further bedrooms (1 en-suite)
- Family bathroom
- Separate utility room
- Garden room overlooking the rear garden
- Versatile outbuilding/gym with power and lighting
- Southerly aspect enclosed rear garden
- Integrated double garage & driveway parking



23 Meadow Way

Rowledge, Farnham

Ground Floor Accommodation: A welcoming entrance hallway sets the tone for the property, providing access to the integrated double garage and leading through to the superb dual-aspect kitchen/dining room, truly the heart of the home. Designed for both entertaining and day-to-day family life, this bright and spacious area enjoys direct access onto the enclosed southerly aspect rear garden. A separate utility room adds practicality and convenience. The ground floor further benefits from a formal living room featuring an attractive fireplace, flowing seamlessly through to the delightful garden room overlooking the rear garden. In addition, there is a separate TV/family room together with a dedicated study, perfectly suited for home working. **First Floor Accommodation:** On the first floor, the impressive principal bedroom provides a luxurious retreat with its vaulted ceiling, two dressing rooms and a beautifully appointed en suite bathroom. Bedroom two also enjoys its own en suite shower room and dressing area, while two further well-proportioned bedrooms are served by the family bathroom, creating an ideal layout for growing families.

Outside: Outside, the private enclosed rear garden is mainly laid to lawn and enjoys a sunny southerly aspect. An excellent outbuilding positioned in the corner of the garden is currently utilised as a gym, offering flexible use as a studio, office or hobby room, complete with power and lighting. To the front, the property benefits from driveway parking and access to the integrated double garage. A wonderful opportunity to acquire a substantial and versatile family home in one of the area's most desirable village locations.





23 Meadow Way

Rowledge, Farnham

General: Services - All mains services. Gas central heating. Double glazing. / Local Authority - Waverley B.C., The Burys, Godalming GU7 1HR 01483 523333. / Council Tax - Band G with an annual charge for the year ending 31.03.27 of £4,338.18. / Service Charge - Residents management company organises maintenance of the road and shared garden areas - £28 per month / EPC Rating - C / Tenure - Freehold. / Mobile signal available. Superfast broadband (via Ofcom).

Situation: The property is situated close to the heart of vibrant Rowledge village. The property is walking distance to the village shops, village green with popular tennis and cricket clubs and playground, public house, old church, and with direct access into Alice Holt Forest a wonderful location for walking, running, cycling, fishing and riding covering over 2,000 acres. Rowledge benefits from an excellent choice of state and private schools. The village has two pre-school nurseries, and a popular Primary School. Close by is the high performing Weydon Secondary School, Frensham Heights, More House, and Edgeborough Prep School.

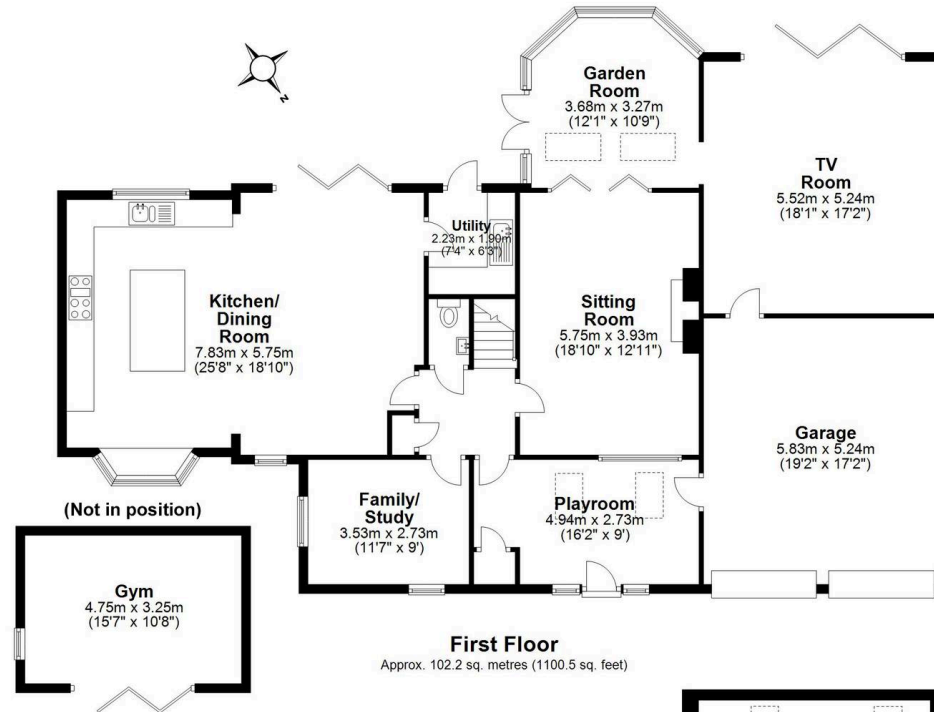
Farnham: The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafés and an excellent choice of restaurants. There is a Waitrose, Sainsbury's, Leisure Centre, David Lloyd Club, local Rugby, Football and Tennis clubs, and Farnham's historic deer park providing opportunities for walking and cycling.



Meadow Way, Farnham, GU10 4DY

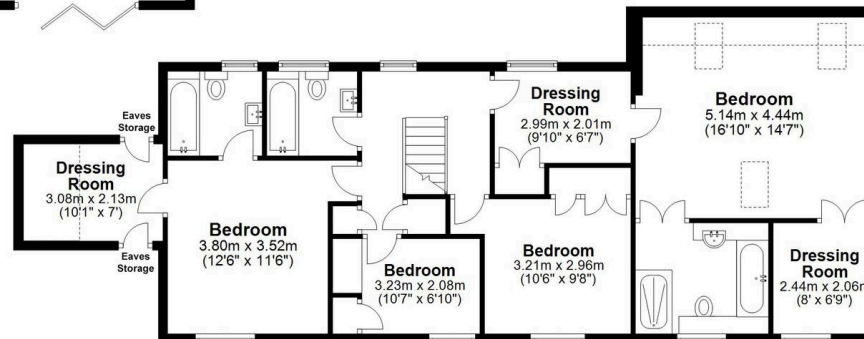
Ground Floor

Approx. 178.1 sq. metres (1917.5 sq. feet)



First Floor

Approx. 102.2 sq. metres (1100.5 sq. feet)



House area: approx. 249.9 sq. metres (2689.9 sq. feet)
Garage & Outbuilding area: approx. 45.9 sq. metres (494.1 sq. feet)
Total area: approx. 295.8 sq. metres (3184.0 sq. feet)

This plan is for layout guidance only.
Measurements are for general guidance
only and must not be relied upon

ANDREW LODGE
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Directions: Leave Farnham via West Street. At the Coxbridge roundabout go straight across and onto the A325. Continue through Wrecclesham village and on into Holt Pound, before turning left into Fullers Road. Follow the road into Rowledge village and pass the parade of shops on the right. Turn left into Meadow Way where number 23 can be found on the left hand side.