



Borderfield, Boundary Road, Rowledge

Farnham, Surrey GU10 4EP

To Let £5,500 PCM

ANDREW LODGE

estate agents



Borderfield Boundary Road

Rowledge, Farnham

A captivating forest-edge family home within close proximity of Rowledge Village.

- Open plan kitchen/dining/living space
- Family room/study
- Utility room
- Cloakroom
- 5 bedrooms
- 3 en-suite bath/shower rooms
- Family bathroom
- Detached garage with annexe
- Private grounds with woodland surroundings

Property Summary: Borderfield is an enchanting, beautifully renovated and extended five-bedroom residence set on a delightful plot bordering the majestic Alice Holt Forest. Blending contemporary luxury with serene natural surroundings, this exceptional home offers a sense of calm and tranquillity from the moment you arrive.



A Welcoming First Impression: Step into the impressive open hallway and immediately feel the peaceful atmosphere that defines this home. The eye is naturally drawn straight through the house toward the garden and the forest beyond, creating an unforgettable first impression and a continuous connection with nature.

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Heart of the Home Living: At the centre of Borderfield lies a truly beautiful kitchen/dining/living space — a bright, spacious and sociable area designed for modern family life. Expansive glazing frames views over the garden and forest, allowing natural light to pour in throughout the day. Perfect for everyday living or entertaining, this beautiful space offers seamless flow and an uplifting ambiance.

Accommodation

Five Bedrooms – Generously proportioned and thoughtfully designed, the bedrooms provide flexible family accommodation.

Three En Suite Shower Rooms – Stylishly appointed for comfort and convenience.

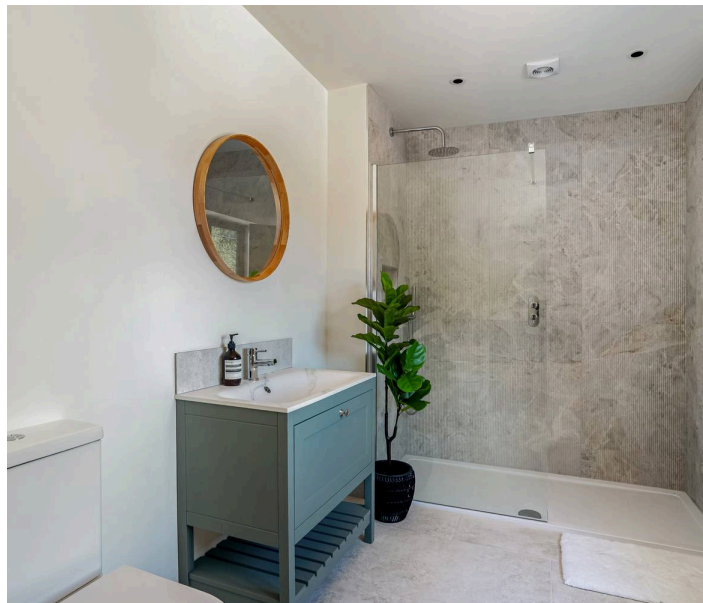
Family Bathroom – Finished to an excellent standard, serving the additional bedrooms.

Every room reflects the same attention to detail, quality of finish and calming atmosphere found throughout the property.

The Annexe & Garage – A superb detached garage with annexe adds valuable versatility.

Featuring: • Kitchenette • Cloakroom • Staircase leading to a separate bedroom or office

This self-contained area is ideal for working from home, guest accommodation or multi-generational living.





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Setting & Gardens: The grounds are charming, private and beautifully in tune with the woodland surroundings. With Alice Holt Forest forming a natural backdrop, Borderfield presents a rare opportunity to enjoy countryside living while remaining close to village amenities.

General: Services - Mains water and electricity. Air source heating. New sewerage treatment plant. / Local Authority - East Hants District Council. / Council Tax - Band G with an annual charge for the year ending 31.03.27 of £3881.13 / Tenure - Freehold. / EPC rating - B / Mobile phone signal available. Superfast broadband available.

Rental Information: Available immediately. Unfurnished.

Holding Deposit (1 week) £1,269.00 / Security Deposit (5 weeks) £6,346.00.

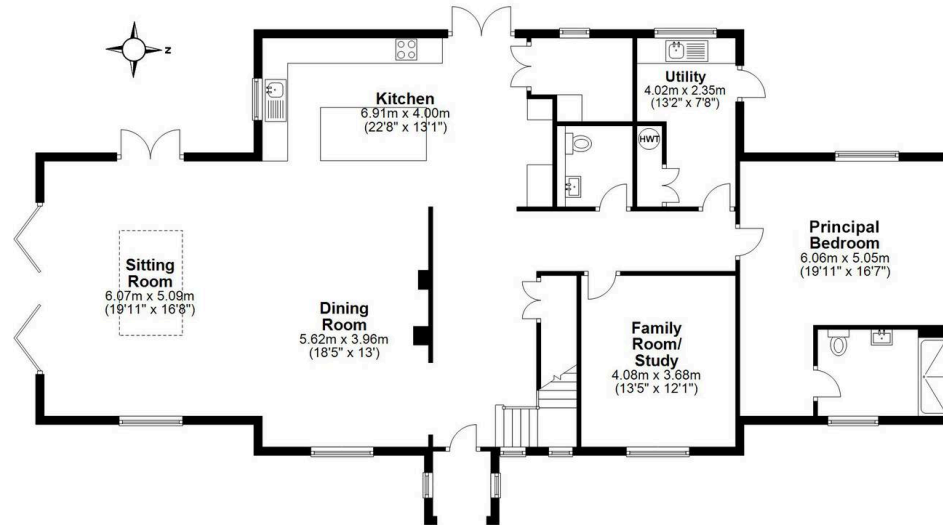
Situation: The property is situated to the south of Farnham in a highly desirable semi-rural location convenient to Dockenfield, Rowledge and Frensham offering village shops, village greens with popular tennis and cricket clubs, public houses and Alice Holt ideal for walking, running, cycling, fishing and riding covering over 2,000 acres. There is an excellent choice of schools close by including the high performing Weydon Secondary School, Frensham Heights, More House, and Edgeborough Prep School, as well as St Mary's Infant School, Rowledge Primary School and South Farnham School.



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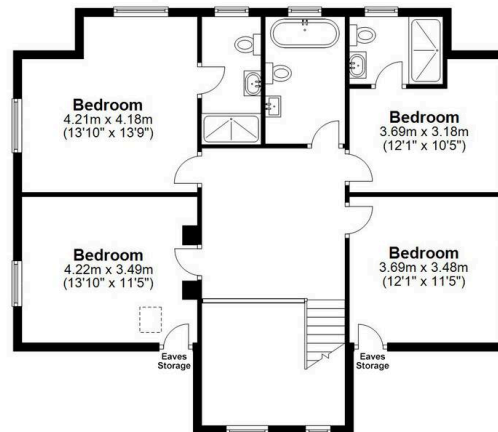
Ground Floor

Approx. 174.6 sq. metres (1879.7 sq. feet)



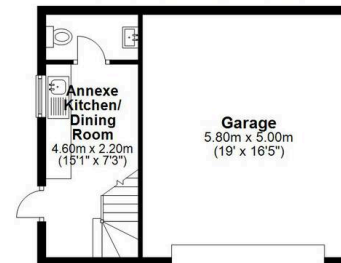
First Floor

Approx. 93.1 sq. metres (1002.3 sq. feet)



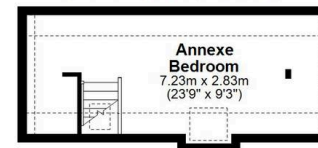
Ground Floor

Approx. 42.3 sq. metres (455.2 sq. feet)



First Floor

Approx. 20.7 sq. metres (222.9 sq. feet)



House area: approx. 301.8 sq. metres (3248.5 sq. feet)

Garage area: approx. 29.0 sq. metres (312.2 sq. feet)

Total area: approx. 330.8 sq. metres (3560.7 sq. feet)

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

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