

Rose Cottage Aveley Close, Farnham

Surrey, GU9 8PP

Guide Price £700,000

ANDREW LODGE

estate agents







Rose Cottage Aveley Close

Farnham

Of local historic interest, a 3 bedroom detached period cottage offering scope for improvement/enlargement subject to planning permission, and occupying a delightful southerly plot

- 3 bedrooms
- Bathroom
- Sitting room
- Dining room
- Kitchen
- 0.45 acre plot
- Scope for enlargement s.t.p.p
- Tucked away location

Property Summary: A detached period cottage dating back to the 1700s offering considerable charm, character and potential for improvement/enlargement subject to planning permission. The property occupies a delightful plot, the whole extending to approximately 0.45 of an acre. Please note - the property does not have vehicular access and can only be accessed on foot via a foot path.

Front door to: Entrance Lobby - Door to: **Sitting Room:** Double aspect, delightful outlook over garden, fireplace housing log burner and mantle over, staircase to first floor, understairs cupboard, casement door to garden.

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Dining Room: Gas aga, second staircase to first floor. Open fireplace, French doors to garden. Steps to:

Kitchen: Eye and base level cupboards, oak worktops, Belfast sink, plumbing for washing machine, space for fridge and freezer, exposed brickwork, casement door to outside.

First Floor: Wall mounted boiler.

Bedroom: Front aspect, wardrobe recess, delightful views over the garden.

Bedroom: Front aspect, delightful outlook.

Bedroom: Providing access for Bedroom 1 to the Bathroom.

Bathroom: Panel enclosed bath, mixer tap shower, w.c., wash hand basin with cupboard under, cupboard housing hot water tank.

Outside: Gardens surround the property. Predominantly laid to lawn, screened and enclosed by mature hedging, shrubs and trees, southerly aspect. Timber sheds, wood shed and a potential home office. The whole extends to approximately 0.45 of an acre offering a good degree of privacy and seclusion.

General: Services - All mains services. Gas central heating. Local Authority - Waverley B.C., The Burys, Godalming GU7 1HR . Council Tax - Band E with an annual charge for the year ending 31.03.26 of £3,032.60. EPC Rating - F Tenure - Freehold Mobile phone signal available/ultrafast broadband. (via Ofcom).













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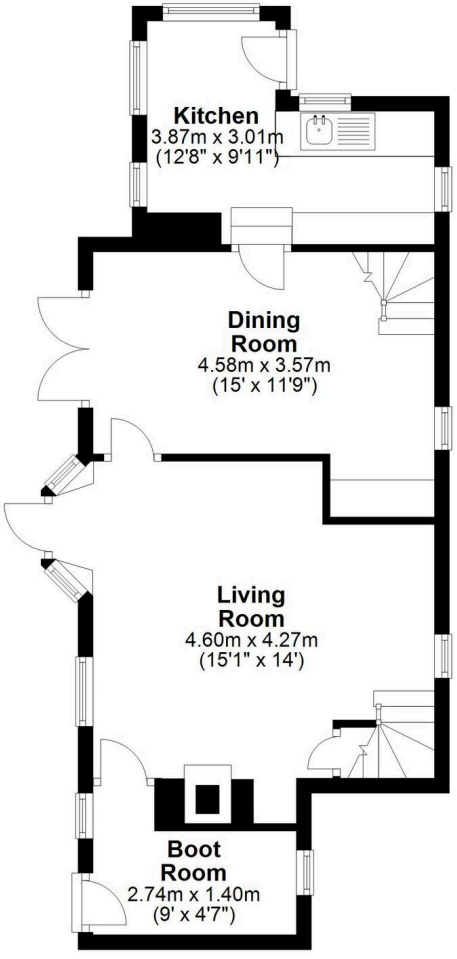
Situation: The property is convenient to the local shops at the Ridgway and Langham's recreation ground. The centre of the highly desirable village of Lower Bourne is close by, offering a store/post office, chemist, Public House, Doctors surgery, Veterinary clinic, the Bourne Green, Bourne Woods and the renowned South Farnham Infant School. There is an excellent choice of both state and private schools in the area, including the highly regarded South Farnham School, Weydon Secondary School, Frensham Heights and Edgeborough. There are excellent opportunities within the immediate area for walking, riding and cycling with much of the neighbouring land belonging to the RSPB. Sailing is also available at the nearby Frensham Great Pond (National Trust). **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 including Gail's, Bill's, Côte Brasserie, Pizza Express and Zizzi. There is a Waitrose, Sainsbury's, Leisure Centre, David Lloyd Club, local Rugby, Football and Tennis clubs.

Location: Farnham town centre and mainline station approximately 1 mile distant (Waterloo from 53 minutes) Guildford 12 miles (Waterloo from 38 minutes) A31 1.5 miles, A3 7 miles, London 40 miles (All distances and times are approximate)

Aveley Close,
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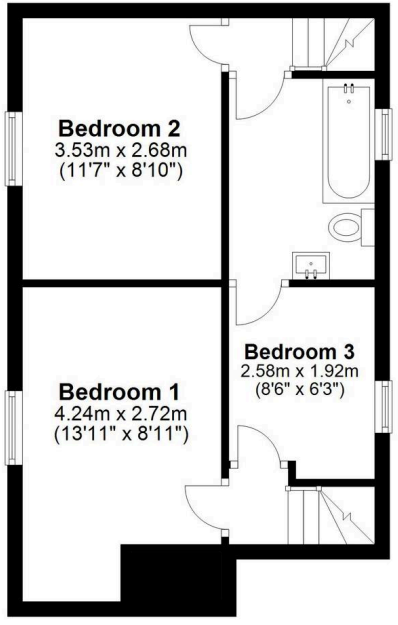
Ground Floor

Approx. 49.2 sq. metres (530.0 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.6 sq. feet)



Total area: approx. 85.0 sq. metres (914.6 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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Directions: Leave Farnham via Firgrove Hill. At the traffic lights at the main crossroads, turn right onto Ridgway Road and take the first left into Edward Road. At the end of the road turn right into Aveley Lane. The foot path to Rose Cottage is situated on your left hand side opposite the entrance into Langham's recreation ground. The pathway to the cottage is steep please take care.