



Rose Cottage, 16 High Street

Rowledge, Farnham, GU10 4BS

A lovely 2 bedroom character semi detached cottage with a good sized garden and off street parking situated in Rowledge village. The cottage welcomes you through the entrance hall leading to a sitting room, open plan kitchen and dining room and an impressive vaulted ceiling garden room with log burner. Located within a short walk of the village centre with all its amenities including shop/post office, public house, butchers, vet, coffee shop, school, church, recreation ground with tennis, bowls and cricket and Alice Holt Forest..

Price Guide £700,000

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- Village location, short walk to the local shops
- Entrance hall with cloakroom
- Sitting room with fireplace
- Kitchen opening to dining room
- Impressive garden room with log burner and doors to garden
- Utility room
- 2 bedrooms
- Bathroom with separate shower
- Driveway parking
- Good sized rear garden

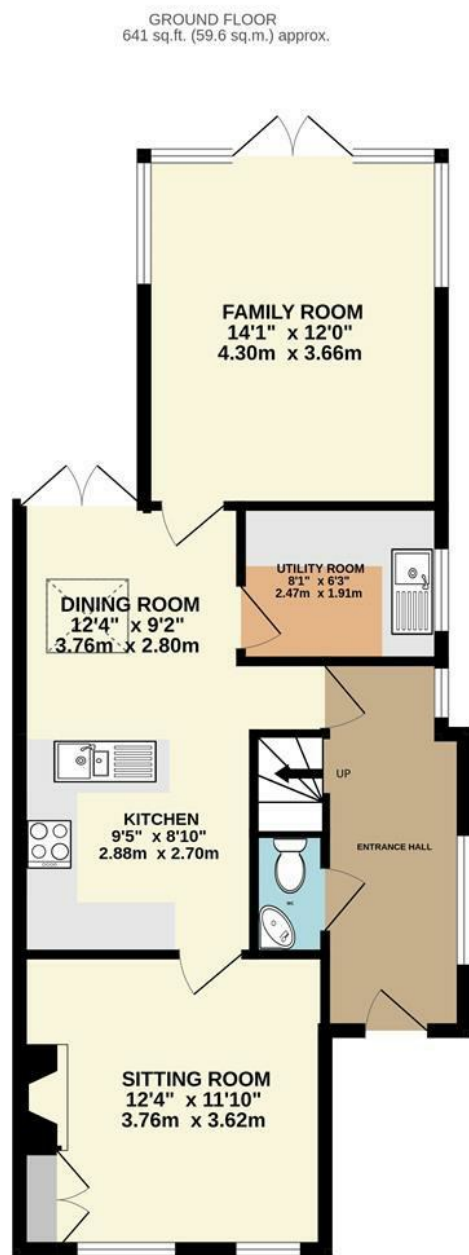


Directions

SAT NAV: GU10 4BS



Floor Plan



TOTAL FLOOR AREA: 958 sq.ft. (89.0 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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	