



Brougham House, 3 The Square, Rowledge

Farnham GU10 4AA

Guide Price £625,000

ANDREW LODGE
estate agents



Brougham House, 3 The Square

Rowledge, Farnham

A charming character cottage in the heart of Rowledge village.

- Sitting room
- Dining room
- Kitchen
- Family room/Study
- 2 bedrooms
- Family bathroom & Cloakroom
- Delightful garden
- Detached garage
- Central village location

Brougham House is a charming two-bedroom end-of-terrace cottage, beautifully positioned in the heart of the much-loved Rowledge Village. Combining period character with versatile living accommodation, this delightful home offers an appealing blend of warmth, individuality and practicality, formally the village shop keeper's cottage.

At the centre of the property is a wonderfully characterful reception space, with exposed beams and a feature fireplace creating a welcoming focal point. The dual-aspect living room flows naturally through to the dining room, where double doors open directly onto the rear garden, providing an excellent connection between the house and outside space.



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The rear-aspect kitchen enjoys views across the garden and is fitted with a wide range of eye-level and base-level units, offering generous storage and workspace. A particularly useful additional reception room provides excellent flexibility and could be utilised as a family room, home office/study or, subject to the purchaser's requirements, a ground-floor bedroom. A cloakroom completes the ground floor accommodation.

First Floor: Upstairs, there are two generously proportioned bedrooms, both overlooking The Square. Each bedroom benefits from fitted wardrobes, providing useful built-in storage while retaining the character and proportions of the rooms. The family bathroom is positioned to the rear and is well equipped with both a fitted bath and a separate shower, offering the convenience of choice for everyday living.

Further Potential: For those seeking additional accommodation, planning permission has previously been granted for the creation of a third bedroom, highlighting the property's potential for further enhancement, subject of course to any necessary consents. Reference: WA/2014/1506.

Outside: The dining room opens via double doors onto the rear garden, creating an inviting outdoor extension to the living accommodation. The garden provides a pleasant private setting and complements the cottage's traditional character.

Services - All mains services. Gas central heating. Double glazing. Local Authority - Waverley B.C., The Burys, Godalming GU7 1HR . Council Tax - Band D with an annual charge for the year ending 31.03.27 of £2,602.91. EPC Rating - D / Tenure - Freehold. / Mobile signal available. Ultrafast broadband (via Ofcom).





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Situation: Situated within this vibrant village, the property is walking distance to the village shops, village green with popular tennis and cricket clubs and playground, public house, lovely old church, and access into Alice Holt Forest, a wonderful location for walking, running, cycling, fishing and riding that covers 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.

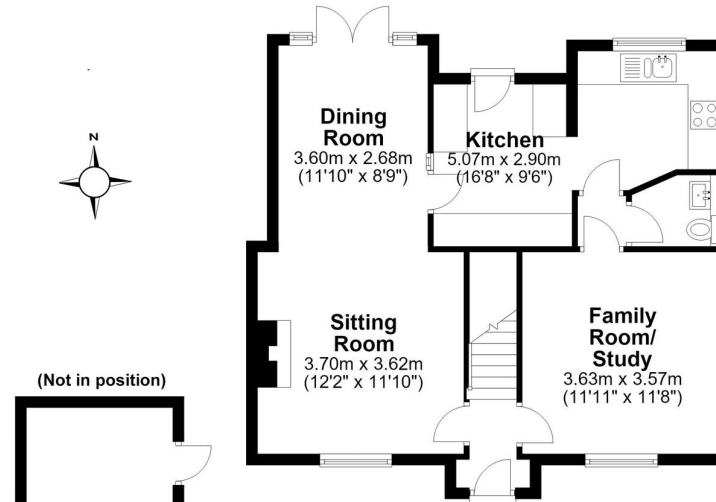
Farnham: The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafés and an excellent choice of restaurants. There is a Sainsburys, Waitrose, Leisure Centre, David Lloyd Leisure Centre and Farnham's historic deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking and cycling. Communications are first class with the A31/A3 and mainline station providing links to London and the South coast. The A331 Blackwater Valley road links Farnham with the M3, M25 and Heathrow. Bentley station offers a mainline railway to London Waterloo.



The Square, Rowledge, Farnham, GU10 4AA

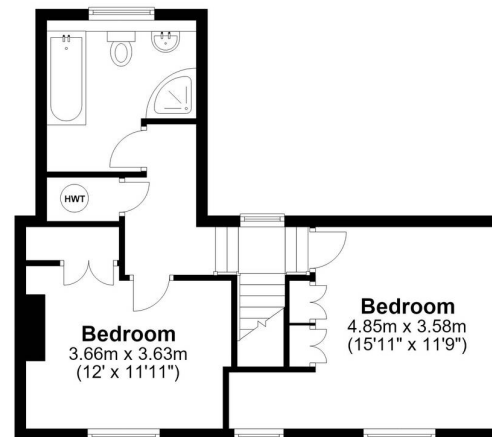
Ground Floor

Approx. 58.1 sq. metres (625.7 sq. feet)



First Floor

Approx. 40.5 sq. metres (436.3 sq. feet)



Total area: approx. 98.7 sq. metres (1062.4 sq. feet)

Garage area: approx. 13.6 sq. metres (146.4 sq. feet)

Total area: approx. 112.3 sq. metres (1208.8 sq. feet)

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. They are intended to give a fair description of the property but their accuracy is not guaranteed nor do they form part of any contract. All information should be verified by yourself and your professional advisors. We have not carried out a survey nor have we tested the services, appliances and specific fixtures and fittings. It must not be assumed that the property has all or any necessary planning permissions, building regulations or any other consents. Room sizes are approximate and they have been taken between internal wall surfaces and therefore include cupboards, shelves etc. Accordingly they should not be relied upon for carpets, curtains and furnishings



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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. Continue into Rowledge village where the property is situated on the left hand side.