



12 Clare Mead, Rowledge

Farnham GU10 4BJ

Guide Price £400,000

ANDREW LODGE

estate agents



12 Clare Mead

Rowledge, Farnham

* No Onward Chain * A well proportioned two bedroom mid-terrace home with a single garage located within close proximity of Rowledge village

- Two double bedrooms
- Shower room
- Newly fitted front-aspect kitchen
- Rear-aspect living/dining room
- Conservatory
- Enclosed rear patio garden
- Single garage with electric door
- Vacant possession

Situated in a peaceful and sought-after residential setting in the desirable village of Rowledge, this well-presented two bedroom mid-terrace home offers bright, well-balanced accommodation, a private rear patio garden, and the rare benefit of a single garage with electric door. Available with vacant possession and no onward chain, this is an ideal purchase for first-time buyers, downsizers, or investors alike.

Ground Floor: The property is entered via a welcoming hallway leading through to a newly fitted front-aspect kitchen, thoughtfully designed with a modern range of units, ample worktop space, and room for appliances. The front-facing position allows for excellent natural light, creating a bright and practical cooking space.



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To the rear, the spacious living/dining room provides a versatile reception area with plenty of room for both seating and dining furniture. Large doors open into a delightful conservatory, offering an additional reception space ideal for relaxing, entertaining, or use as a home office. The conservatory leads directly onto the enclosed rear patio garden, designed for low maintenance and perfect for outdoor dining or enjoying the warmer months in privacy.

First Floor: Upstairs, the property features two generously sized double bedrooms, both offering comfortable proportions and fitted wardrobes and cupboards. The front bedroom also benefits from a wash basin.

The accommodation is completed by a well-appointed shower room, fitted with a modern suite including a shower enclosure, wash hand basin, and WC.

Outside and Parking: To the rear is a fully enclosed patio garden, providing a secure and private outdoor space with minimal upkeep required.

The property further benefits from a single garage with power, located in a nearby garage block, fitted with an electric door for convenience and ease of access.





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Services - all mains services. / Local Authority - Waverley B.C., The Burys, Godalming GU7 1HR 01483 523333. / Council Tax - Band D with an annual charge for the year ending 31.03.26 of £2,481.23. / Tenure - Freehold. / Maintenance Charge - Property is managed freehold - Clare Mead Residents Management Ltd annual service charge of £612.00. / EPC Rating - C / Mobile signal available. Superfast broadband (via Ofcom).

Situation: The property is situated in this sought after development close to the heart of the highly desirable and vibrant village of Rowledge offering village shops, a village green with popular tennis and cricket clubs, public house, ancient church and Alice Holt Forest ideal for walking, running, cycling, fishing and riding covering over 2,000 acres.

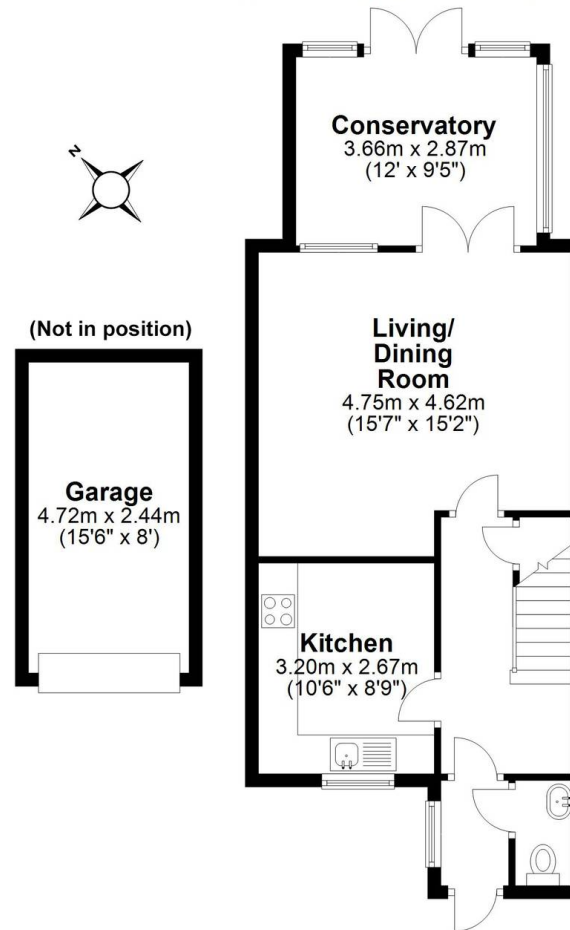
Schools: Rowledge benefits from an excellent choice of state and private schools. The village has two pre-school nurseries, and a popular Primary School. Close by is the high performing Weydon Secondary School, Frensham Heights, More House, and Edgeborough Prep School.



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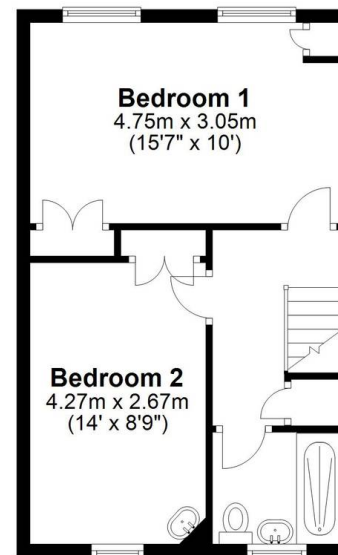
Ground Floor

Approx. 51.8 sq. metres (557.9 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.9 sq. feet)



House area: approx. 89.5 sq. metres (963.4 sq. feet)

Garage area: approx. 11.5 sq. metres (123.8 sq. feet)

Total area: approx. 101.0 sq. metres (1087.2 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 the A287 Firgrove Hill. Turn right into Ridgway Road and continue on into Shortheath Road. At the end of Shortheath Road, turn left into Sandrock Hill Road. Bear right at the top into Boundstone Road. Continue along Boundstone Road for quite some distance and turn left into Clare Mead, bear right and the property can be found on the right hand side.