



Stylishly presented home in a village location

Lickfolds Road, Rowledge, Farnham GU10 4AE

Freehold



Open plan kitchen, dining, family room • drawing room • utility room & cloakroom • cinema room & studio/gym • master bedroom with en suite • 4 further bedrooms (1 en suite) • double garage • front terrace & rear garden

Local information

Farnham town centre and station 3 miles, A31 1.9 miles, Guildford 13.6miles, London 44.6 miles. All distances are approximate.

About this property

Treetops is an attractive detached house, built in 2010 and later extended by the current owners who have created a very stylish family home, perfectly suited for family living. The entrance hall gives access up into a welcoming reception hall with smooth timber floors and fitted library furniture. There is also access into the double garage and a cloakroom. From the reception hall there are double doors into the open plan central family living space and the drawing room, as well as bi-fold doors out to the garden. The drawing room wonderfully proportioned, with a contemporary log burner and French doors out to the south facing decked terrace. The main feature of the house is the superb open plan family living space. This area incorporates the kitchen which is a fabulous bespoke fitted kitchen featuring bianco eclipse quartzite worktops, mirror splash back, range oven with induction hob and American style fridge freezer. Adjoining the kitchen/dining area is a traditional yet contemporary designed pantry. The dining area is bordered by study area which is fitted alongside a magnificent fitted dresser. This area continue in to a family room with a contemporary log burner. This whole area is a wonderfully bright environment, thanks to the

crittal glass doors that all open out to the garden and also the cleverly positioned windows in the walls and ceilings. Adjoining the kitchen is a similarly stylish, traditional utility room with access out to the garden. On a lower ground floor level is a cinema room, boot room and studio/gym, offering excellent additional family living or working space. The first floor accommodates a master bedroom with contemporary fitted wardrobes and an en suite and additional there is also a guest bedroom with en suite. There are an additional three bedrooms, one with a mezzanine level accessed via a ships ladder and fitted in to the eaves.

Gardens and Grounds

Treetops is approached via a sweeping driveway, where there is space for parking in front of the double garage. To the rear of the property is a garden, laid to lawn with a border of mature trees and hedgerow, making it a very private garden which also features a summer house and paved terrace area.

Tenure

Freehold

Local Authority

Waverley Borough Council 01483 523333

EPC rating = B

Viewing

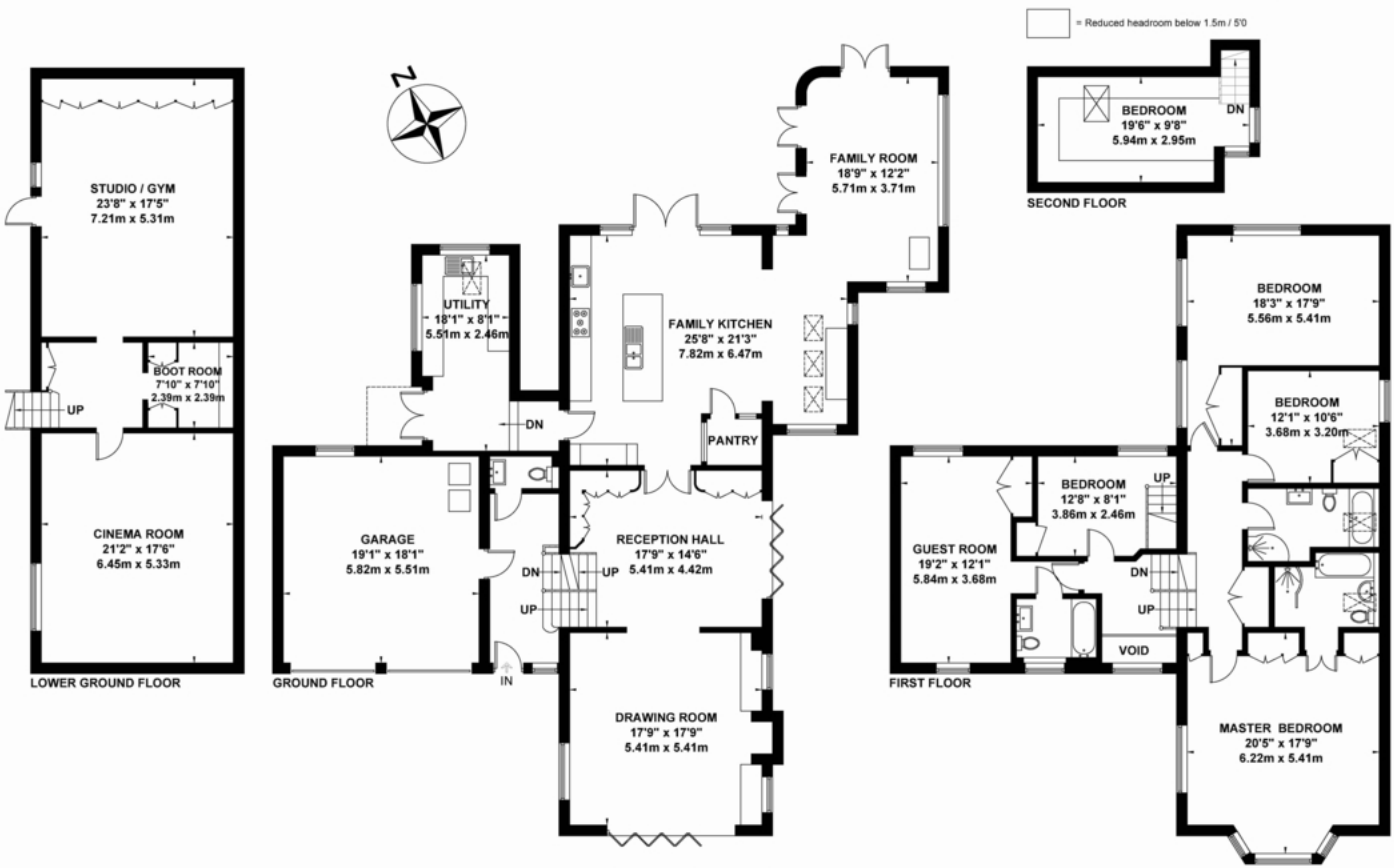
Strictly by appointment with Savills



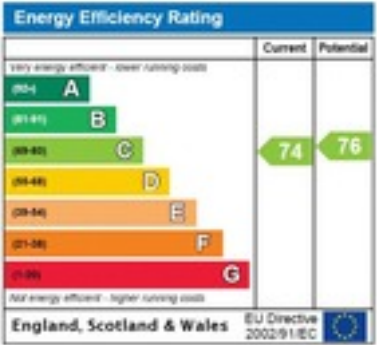


Lickfolds Road, Rowledge, Farnham GU10 4AETotal 4609 sq ft (including garage)

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