



Victorian family house with beautiful interiors

Hazelbank House, 14 Lickfolds Road, Rowledge, GU10 4AF

Guide Price £1,800,000 Freehold





Outstanding design throughout • 31 ft drawing room • Sitting room • Magnificent family kitchen • 5 bedrooms (1 en suite) & a family bathroom • Landscaped gardens • Summer house • Open barn garage

Local information

Lickfolds Road is in centre of the popular village of Rowledge around three miles south west of Farnham. The village offers a shop, butcher, public house, coffee shop, hairdresser and village primary school.

The village hall hosts events and clubs and the recreation ground provides a playground, tennis club, cricket club and football pitches.

The Georgian market town of Farnham offers a wide variety of high street and independent shops, an excellent choice of pubs, bars and restaurants and recreational facilities including a leisure centre and David Lloyd health club.

The A31, A331 and A3 all provide swift access to the M25 and the national motorway network, as well as Heathrow, Gatwick and Southampton airports.

Farnham train station provides direct trains to Guildford (from 25 minutes) and London Waterloo (from 53 minutes).

There are a number of schools in the area, including Rowledge Primary School, St Peter's, Weydon School, Edgeborough, More House and Frensham Heights with pre-school facilities in the village itself.

Farnham has some wonderful countryside nearby including Farnham Park, Alice Holt Forest, Frensham Common (National Trust) and Frensham Great and Little Pond, providing excellent opportunities for walking and cycling.



About this property

Hazelbank House is a beautifully presently five bedroom late Victorian family house set in the heart of this sought-after village.

The property has been carefully extended and remodelled by the current owners and now offers excellent family accommodation over two levels.

The main 31 ft drawing room with a Chesney's fire surround and log burner, opens up out to the garden via large bi fold doors and also double doors opening to the kitchen creating a wonderful through entertaining space.

The family kitchen provides two sets of French doors opening out to the garden with space for dining. The kitchen is stylishly fitted with Plain English cabinetry and features a gas AGA.

A sitting room/family room is located to the front of the house with a bay window to the front.

A spacious laundry/utility room and guest cloakroom complete the ground floor.

On the first floor there are five comfortable bedrooms including the principal bedroom with an elegant en suite shower room. There is also family bathroom with bath and shower. All the bathrooms are well-presented and appointed with Fired Earth fittings.

Outside the garden is west facing and have been landscaped with colourful floral beds around a wide lawn.

An area of terrace surrounded by summer flowers leads to a detached summer house. To the side of the house is an enclosed BBQ area with stone terrace.

Parking is offered on the front driveway and within the detached double Rookery Barn garage where stairs lead up to a gym above.

Services; All mains.

Tenure

Freehold

Local Authority

Waverley Borough Council

Council Tax

Band = Band G

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills





Hazelbank House, 14 Lickfolds Road, Rowledge, GU10 4AF
Gross internal area (approx) 2354 sq ft / 219 sq m
Outbuildings 537 sq ft / 49.9 sq m
Total 2891 sq ft / 268.6 sq m



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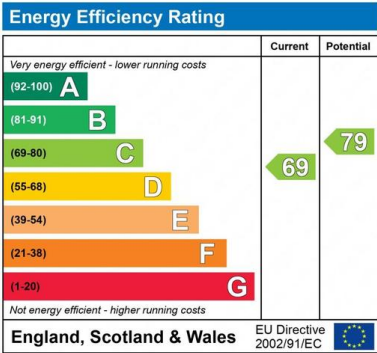
savills.co.uk

Clive Moon
Savills Farnham
01252 729000
farnham@savills.com



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