



99Home Ltd.
38A Court Parade,
East Lane, Wembley,
United Kingdom,
HA0 3HS
Phone :0203 5000 999
Email
:info@99home.co.uk

5 Bed Detached In Cherry Tree Road , Rowledge, GU10 4AB

£1,750,000





SHORT DESCRIPTION

Property Ref: 13639 Seize the chance to make this stunning former pub your modern family home. This detached property combines historical charm with contemporary luxury, perfectly situated in the heart of Rowledge village. Key Features: - 5 Double Bedrooms: Spacious and beautifully designed for family and guests. - 4 Modern Bathrooms: High-end fittings for comfort and style. - Fully Refurbished: Recently renovated, blending modern amenities with historic character. - Character Features: Retains original elements that showcase its rich history. Location: - Prime Village Setting: Close to Alice Holt Forest, ideal for family outings and nature walks. - Excellent Schools: Nearby Rowledge C of E Primary, More House School, Frensham Heights, and The Wavel School. - Convenient Amenities: A short walk to a pub, butcher, coffee shop, and Village shop. - Vibrant Community: Active community with events, a Summer Fete, and a Cricket Club. The Cherry Tree offers a unique living experience in one of Surrey's most desirable villages. Whether you're a growing family or seeking a distinctive home, this property combines modern living with village charm. Don't miss out—contact us today to arrange a viewing of this exceptional property....

5

Bed Room(s)

4

Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale. All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 338.9 m² (3,648 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

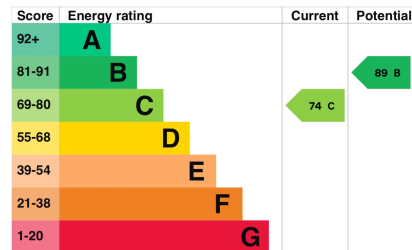
EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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