



21 Stable Close

FARNHAM



21 Stable Close

Superbly situated between Rowledge and Wrecclesham, on the green outer fringes of the attractive Georgian market town of Farnham, this contemporary four bedroom family home offers a fabulous country lifestyle, but with the advantage of being less than 10 minutes from the shops and amenities of Farnham.

Completed two years ago, this immaculate freehold house forms part of the small and prestigious Atherton Hill development, built by Cala Homes.

STABLE CLOSE





An ideal position

One of a small number of houses gathered around a tranquil central green, 21 Stable Close arguably enjoys the best position of all. The house, which is built to Cala's 'Lulworth' design and layout, offers three wonderful double bedrooms and a useful fourth bedroom or study, as well as three contemporary bath/shower rooms, two of which are ensuite. The hub of the house is a spacious, open plan family kitchen and dining space

which leads directly out to the terrace and the garden, whilst at the front there is a separate living room. The glorious and secluded south and west-facing garden has a lovely woodland view on one side and generous open outlook on another. To the side of the house there is a useful bike and general store and an invaluable utility room. There is driveway parking for two cars at the front of the house.



A warm welcome

Walk in via the covered porch, through the front door into a welcoming hallway. Immediately to your left is a convenient downstairs cloakroom and two sizeable under-stair storage cupboards.

Turn right into the well-proportioned living room with a wonderful bay window featuring fitted wooden shutters at the front and a second, pretty window looking over the green open space to the side. With plenty of room for sofas and armchairs, this is a perfect spot to entertain family and friends or to settle down for a cosy evening with your favourite film.







A room for all occasions

As you walk through to the light-filled kitchen/dining room, its south and west-facing windows reveal gorgeous green views out onto the garden and surrounding woodland. A haven of peace, with sleek Amtico flooring underfoot and modern white units topped with pale stone work surfaces. This enviable kitchen includes a large island with breakfast bar seating, ideal both for the early morning rush and your quiet afternoon cup of tea. There are practical twin stainless steel sinks, a double fan oven and an integrated dishwasher, fridge freezer and that ultimate luxury, a wine fridge.

Adjacent to the kitchen island, is a cosy corner for a sofa or chairs where you can chat to friends or sip coffee over the weekend newspapers.

The magnificent high-ceilinged dining space is flooded with light from skylight windows and the glass doors. With room for a large dining table and lots of chairs, this is an ideal place for hosting long family lunches or memorable celebratory dinners.





Relax outdoors

Spill out through the double doors onto the decked terrace, covered by a fabulous remote-controlled pergola, which can be fully retracted on clear days or drawn across to shield the terrace from the sun or light rain. A wonderful area looking out over the garden and woodland beyond, the terrace is perfect for a party by candlelight or for quiet relaxation on a summers' afternoon whilst the children play in the garden.

The fully-fenced south and west-facing garden wraps around the back and one side of the house, providing a good-sized outdoor space for children and pets, with

room for a trampoline, a swing set, or even a wendy house if desired. Festoon lights have been strung across the fence to give the whole garden an extra magical night-time effect!

A door at the back of the terrace leads to the separate utility room, created by the current owners. This incredibly useful space houses a washing machine and tumble drier as well as invaluable storage space for muddy boots, coats and other outdoor items. The utility room also opens into a store room, again, converted in to a useful area to store family bikes and other equipment.

Retreat upstairs

From the hallway, head up the carpeted staircase to the four spacious bedrooms. The airy, dual-aspect principal bedroom has plenty of space for a kingsized bed, built-in wardrobes and a beautiful en suite shower room. The second generous double situated at the top of the stairs is ideal for older children or guests, as it offers plentiful wardrobe space and an en suite shower room complete with loo, basin unit and heated towel rail.

The third double bedroom and a pretty single bedroom have south facing views over the back of the house and to the woodland beyond. At the end of the landing you will find the family bathroom with an over-bath shower.







On your doorstep

Rowledge is a pretty, lively village offering something for residents of all ages. It boasts a friendly local pub The Hare and Hounds, a successful cricket club, primary school, village hall, Post Office and Co-op shop, butcher, coffee shop, garage and an array of local sports and activities clubs, music events plus a popular annual 'Village Fayre' every May.

The well-regarded and classic country pub, The Bat and Ball, is within walking distance, offering great food and a play area for children.

There is a choice of excellent schools nearby, including St Marys (C of E) in Frensham, (Ofsted rating Good) feeding to Weydon School. Nearby private options include Edgeborough Prep School, Frensham Heights, Lord Wandsworth and Alton School.

The thriving Georgian market town of Farnham, just 2.5 miles away, offers a wealth of independent shops, cafes, restaurants, and Waitrose and Sainsbury supermarkets.

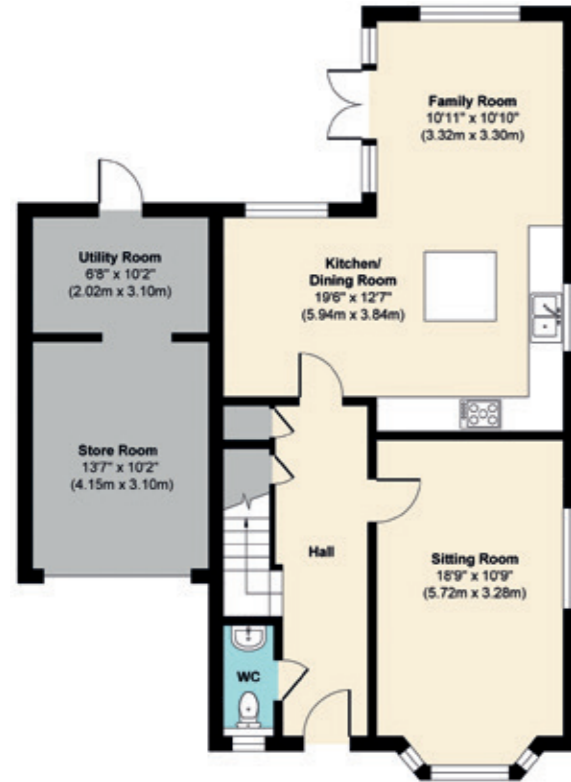
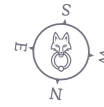
The A31 provides fast access to Junction 5 of the M3 and Heathrow, Gatwick, and Southampton airports. Trains from Farnham take from 54 minutes to London Waterloo.

Within 10 minutes drive is the incredible Alice Holt Forest, an ancient, once royal, woodland area comprising 2,100 acres of open access forest. An outdoor wonderland where you can run, ride, trail walk, fish, picnic or challenge yourself to the treetop climbing course run by GoApe.

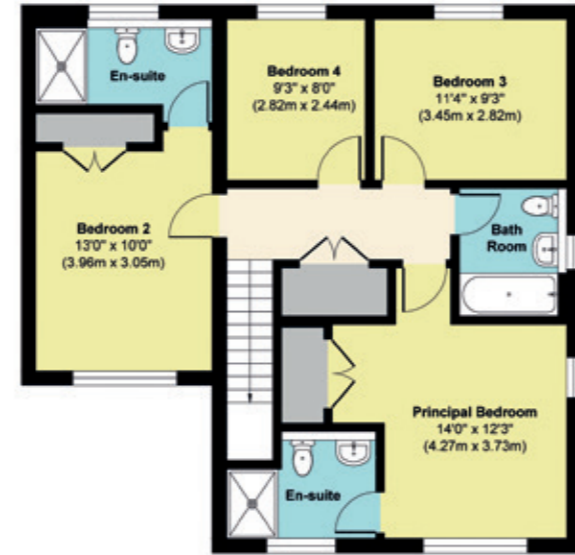
Nearby, you'll also find Frensham Little Pond, a National Trust site perfect for nature lovers and avid walkers, and the neighbouring Frensham Great Pond with a small swimming beach, a seasonal swimming and sailing club as well as fantastic birdwatching opportunities. Just a few minutes further south is the open air Sculpture Park set in 10 acres of woodland, lakes, streams and walkways.

Floorplan

GROUND FLOOR 941 sq ft (87.42 sq m) FIRST FLOOR 808 sq ft (75.06 sq m) TOTAL 1,749 sq ft (162.48 sq m)



GROUND FLOOR



FIRST FLOOR

Illustration for identification purposes only, measurements are approximate and not to scale.

Overview

SPECIFICATIONS

- Large, bright open plan kitchen/dining and family room
- Separate formal living room
- Four bedrooms
- Three bath/shower rooms plus downstairs cloakroom
- South and west-facing gardens
- South-facing, sun terrace with electric pergola roof
- Green woodland views
- Separate utility room
- Driveway parking for two cars
- Grade B Energy Certificate rating
- Freehold, with 7.5 years builder guarantee
- Best situation in the development

SERVICES

- Fibre optic internet – speed up to 950 MB is available
- Mains gas and water supply and drainage
- Energy efficient and thermostatically controlled gas central heating and A-rated boiler
- Double glazed windows providing a high level of thermal insulation and reduced heat loss
- Dual flush mechanisms to the loos to reduce water use
- Insulation within roof space and external wall cavities to limit heat loss in winter and heat gain in summer
- Boarded loft with access stairs, offering additional storage
- Alarm system is installed
- Freehold, £488.60 annual service charge which includes grounds/trees and private road maintenance and lighting
- Council Tax Band F, local authority Waverley

GARDENS & GROUNDS

- Good-sized south and west-facing garden wrap around back and side of the house – space for a vegetable patch or children's trampoline and play equipment
- Sun terrace with remote-controlled, retractable pergola
- Driveway parking directly outside the house for two cars and additional guest parking in the development
- Woodland view to the rear
- Open green space to side and in front of the house offering privacy and a lovely area for children to play
- Small upmarket development by Cala Homes

LOCATION

- Ideal edge of Rowledge Village location yet close to the amenities of Farnham
- Plentiful walks and outdoor activities nearby, including the Wrecclesham recreation ground sports facilities
- 7 minutes drive to Farnham station with trains to London Waterloo in 54 minutes or 20 minutes drive to Guildford Station with trains to London Waterloo in 40 minutes
- Georgian market town of Farnham just a few minutes away, offering a Waitrose, extensive shopping and dining options
- Excellent road links via A31 to M3 and A3

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ENERGY PERFORMANCE

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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