



## 1 bed terraced house to buy in

Broad Ha'penny, Wrecclesham, Farnham,  
Surrey, GU10 4TF

**£200,000** Starting Bid

 x1  x1  x1

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE  
ONLINE BIDDING - T&Cs APPLY
- ✓ 1 double bedroom
- ✓ Sitting room
- ✓ Allocated parking space
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Felix Keene  
Branch Manager  
South West Auction

023 8251 4032  
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

A beautifully appointed 1 bedroom modern terrace situated in this sought after development to the south of Farnham

### Property Summary

A stunning 1 bedroom terrace which must be viewed to be fully appreciated, situated in this highly popular development convenient to Rowledge village.

Front door to: Entrance Hall

Staircase to first floor and through to:

Sitting Room

Front aspect, pleasant outlook, understairs storage cupboard, arch to:

Beautifully fitted kitchen

Comprising sink unit, roll edge worktops, eye and base level units, electric oven and ceramic hob, extractor hood, integrated washing machine, space for fridge/freezer.

First Floor

Double bedroom

Front aspect, built-in double wardrobe, cupboard housing Combi gas fired boiler.

Luxury shower room

Roca suite in classic white, large shower area with glass screen, w.c., vanity wash hand basin with drawers under, heated towel rail, part tiled walls.

#### Outside

Communal gardens laid mainly to lawn. 1 allocated parking space plus visitor parking.

#### General

Services - All mains services. Gas fired central heating. Sealed double glazing, Local Authority - Waverley B.C., The Burys, Godalming GU7 1HR . Council Tax - Band B with an annual charge for the year ending 31.03.27 of £2024.49. Tenure - Freehold EPC Rating - C Miscellaneous - Service charge for the maintenance of the communal garden areas and road £405 per half year. Block charge for sinking fund for roof repairs/gutters £135 per half year, payable to Edgefield property management company. Current buildings insurance £580.55 per annum (May 2025 to May 2026)

#### Situation

Broad Ha'penny is set in the hamlet of Boundstone, most convenient to the village of Rowledge with local shops, post office, recreation ground with popular tennis and cricket clubs and playground, doctors' surgery, public house, lovely old church, and with direct access into Alice Holt Forest. The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafés and an excellent choice of restaurants. There is a Waitrose, Sainsbury's, Leisure Centre, David Lloyd Club, local Rugby, Football and Tennis clubs, and Farnham's historic deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking, cycling and dog walking. The new 6 screen REEL cinema has been a welcome new addition to the town. Communications are first class with the A31/A3 and mainline station providing links to London and the South coast. The A331 Blackwater Valley (truncated)

#### Location

Rowledge village centre approximately 1/2 mile. A3 7 miles Farnham 2.5 miles (Waterloo from 53 minutes) Basingstoke 12 miles , M3 (junction 5) 6 miles Guildford 12 miles, London 40 miles

#### Directions

Leave Farnham via the A287 Firgove Hill. At the traffic lights turn right into Ridgway Road and continue into Shortheath Road. Pass over 2 mini roundabouts and at the staggered crossroads turn left into Sandrock Hill Road. Continue down the hill and up, bearing right at the top into Boundstone Road. Broad Ha'penny can be found along on the right hand side.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £200,000

Property Type: Terraced House

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

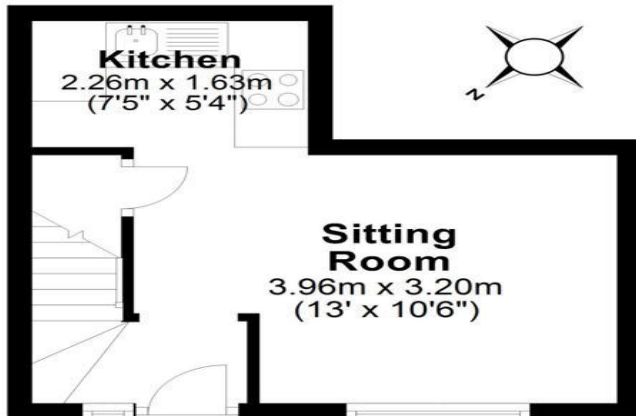
Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

# Broad Ha'Penny, Boundstone, Farnham, GU10 4TF

## Ground Floor

Approx. 19.2 sq. metres (207.0 sq. feet)



## First Floor

Approx. 19.2 sq. metres (207.0 sq. feet)



Total area: approx. 38.5 sq. metres (414.0 sq. feet)  
This plan is for layout guidance only.  
Measurements are for general guidance  
only and must not be relied upon

ANDREW LODGE  
estate agents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			94
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Broad Ha'penny, Wrecclesham, Farnham, Surrey, GU10 4TF

Contact your local branch today for more information on this property:

**Mercantile House Kingfisher Way Silverlink Business Park, Wallsend, Wallsend, Wallsend, NE28 9NY,**  
**Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

