



Cherry Tree Walk, Rowledge, Farnham, Surrey, GU10 Offers in excess of £1,500,000

Built to an individual design, offering high specification and exceptionally spacious rooms, this bespoke home offers over 3,700 square feet of accommodation.

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Orchard Cottage, Cherry Tree Walk, Rowledge,Farnham, GU10



Approximate Area = 3481 sq ft / 323.3 sq m (includes garage & excludes void) Limited Use Area(s) = 348 sq ft / 32.3 sq m Total = 3829 sq ft / 355.7 sq m For identification only - Not to scale



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On the lower ground floor there is also a large gym/games room,

Approached via a gated entrance, Orchard Cottage is a spectacular

bespoke home located within the sought after village of Rowledge,

The high specification property was designed and built in 2015 by a

local architect and the accommodation is spacious throughout,

perfect for family and/or multi-generational living with the main

reception rooms enjoying outlooks across the garden. The property

has underfloor zone heating throughout (apart from second floor),

heat recovery system, voltaic solar panels, integrated sound system,

wine cellar, rainwater harvesting, summer house and space for a lift.

Upon entering, the grand vaulted entrance hallway leads to dual aspect sitting room with wood burning stove and triple bay window

with French doors, study with built in desk/cabinets, spectacular 33'

open plan kitchen/family/dining room hub with bifolding doors and

central island, adjoining utility room with two doors to side courtyard,

ACCOMMODATION

Four reception rooms Principal bedroom suite

Four bathrooms

Gated entrance

DESCRIPTION

Games room and study

Underfloor zone heating

Multi room audio system

downstairs cloakroom.

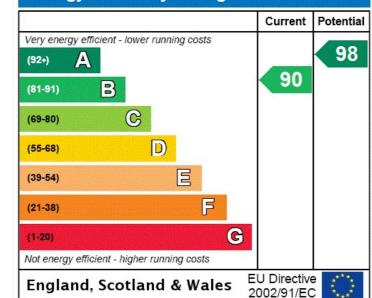
Separate detached garage

close to the royal forest of Alice Holt.

High specification family hub room

Four further double bedrooms

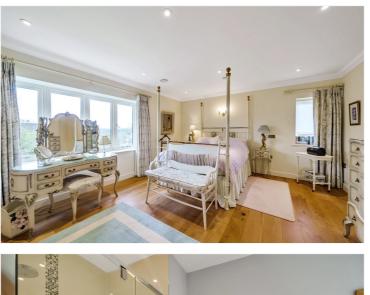
Energy Efficiency Rating







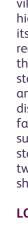












wine cellar, storage room and plant room.

To the first floor is an impressive principal bedroom suite with dressing room, en suite shower room and air conditioning unit. There is a galleried landing which has access to guest bedroom with en suite shower room, two further double bedrooms, family bathroom, airing cupboard. All bedrooms have built in wardrobes. There is also access to the second floor which comprises bedroom, storage area, en suite shower room, eaves storage.

The house is approached via a gravelled and gated driveway providing ample parking for a number of cars and leads to a single detached garage. There is a large covered courtyard to the side of the property and to the rear is a substantial sun terrace across the back of the house ideal for entertaining and relaxing which has a southerly aspect and accessed from multiple points of the house. There is some low terracing with a mixture of open lawns and well planted flower beds. A good mixture of mature shrubs, hedges and trees throughout the garden, summer house, walk through loggia, garden shed and greenhouse. There is further garden storage to the side aspect.

LOCATION

Located in a private spot and only a short level walk from Rowledge village centre of about 350 yards. Rowledge is one of the most highly regarded villages in the Farnham area, and is well known for its active community, local facilities, pubs, school, church and cricket recreation ground, Alice Holt forest - all within walking distance from this location. The property has excellent access to both high quality state primary and secondary schooling, plus a choice of independent and private schools within a three-mile radius. Farnham is a short distance away where there is an excellent choice of further shopping facilities, with a variety of boutiques, high street chains, supermarkets as well as cultural and leisure facilities and a main line station providing easy access to London Waterloo within the hour. A twenty minute drive away, you'll find Guildford, with yet more shopping facilities, restaurants, cinema and theatre.

LOCAL AUTHORITY

Waverley Borough Council, Godalming

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars