

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



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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ACCOMMODATION

- High specification family hub room
- Four reception rooms
- Principal bedroom suite
- Four further double bedrooms
- Four bathrooms
- Gated entrance
- Games room and study
- Underfloor zone heating
- Multi room audio system
- Separate detached garage

DESCRIPTION

Approached via a gated entrance, Orchard Cottage is a spectacular bespoke home located within the sought after village of Rowledge, close to the royal forest of Alice Holt.

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, downstairs cloakroom.

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



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

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