

# 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  
 Outbuildings = 306 sq ft / 28.5 sq m  
 Total = 4135 sq ft / 384.1 sq m

For identification only - Not to scale



## CHERRY TREE WALK, ROWLEDGE, FARNHAM, SURREY, GU10

Offers in excess of £1,600,000

Built to an individual design, offering high specification and exceptionally spacious rooms, this bespoke home offers over 4,000 square feet of accommodation.

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ACCOMMODATION

- Spacious, flexible accommodation over three floors
- Large open plan kitchen/family/dining hub with bi-fold doors
- Gym/games room, wine cellar and multiple storage rooms
- Principal suite with dressing room and en suite
- Southerly-facing garden with sun terrace and summer house
- Detached garage and extensive driveway parking
- Underfloor zone heating, multi room audio system, solar panels and heat recovery system

**DESCRIPTION**  
Completed in 2015 to an impressive specification, the property combines contemporary design with generous, flexible spaces ideal for family or multigenerational living. Every detail has been thoughtfully considered, resulting in a home that is both luxurious and highly practical.

A grand vaulted entrance hall sets the tone on arrival, creating an immediate sense of scale and light. From here, the principal reception spaces flow beautifully. The dual-aspect sitting room features a wood-burning stove and an attractive triple-bay window with French doors opening onto the terrace. A separate study offers a quiet workspace with bespoke cabinetry.

The heart of the home is the spectacular open-plan kitchen, family and dining space. This impressive room enjoys views across the garden and opens wide through bi-folding doors, creating a seamless connection between indoors and out. A central island, high-quality fittings and generous preparation space make it ideal for both everyday living and entertaining. The adjoining utility room provides excellent secondary space with access to the side courtyard, while a cloakroom completes this level.

The lower ground floor offers outstanding versatility. A substantial gym/games room provides a superb leisure area, complemented by a dedicated wine cellar, storage room and plant room - ideal for those looking for a home with practical, well-planned service areas.

Upstairs, the principal bedroom suite provides a luxurious retreat with its own dressing room and en suite shower room. A guest bedroom also benefits from an en suite, while two further double bedrooms share a family bathroom. All bedrooms feature built-in wardrobes. A galleried landing reinforces the sense of light and openness.



The second floor offers an additional bedroom with its own en suite, making it perfect for guests, teenagers or live-in help. There is further useful storage and eaves space on this level.

Approached through secure electric gates, Orchard Cottage enjoys a high degree of privacy. A wide gravel driveway provides ample parking and leads to a detached garage. The grounds have been thoughtfully landscaped to complement the house. A large covered courtyard sits to the side, offering sheltered outdoor space, while to the rear a broad sun terrace spans the width of the property, taking full advantage of its southerly aspect. Beyond the terrace, gentle terracing leads down to level lawns interspersed with colourful, well-stocked flower beds. Mature shrubs, hedging and trees provide excellent structure and privacy throughout the seasons.

Additional features include a charming summer house, a walk-through loggia, a greenhouse, outdoor cabin office, entertaining cabin with BBQ area, workshop, garden shed and discreet storage areas to the side of the property.

To note: The property has underfloor zone heating throughout (apart from second floor), heat recovery system, voltaic solar panels 22 panels 420W each with 16KW of batteries, integrated sound system, wine cellar, rainwater harvesting, AC with heat and cool in the office cabin, entertaining cabin, kitchen/family room, study, principal bedroom. There is a summer house and space for a lift, EV charger in the garage.

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, Farnham I Council Tax Band G

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

Score	Energy rating	Current	Potential
92+	A	94 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		