



Bourne Ryse



# Bourne Ryse

Lickfolds Road, Rowledge, Farnham, Surrey, GU10 4AE

A magnificent new family house ideal for those wanting to enjoy this vibrant and active village.

- Reception Hall, cloakroom, drawing room, dining room, family room, study, kitchen/breakfast/garden room, utility room.
- 5 bedrooms, 5 bath/shower rooms.
- Gated driveway and parking forecourt, barn style 2 car garage.
- Large rear garden, with an extensive lawn, tall established boundary hedging and a backdrop of mature trees:- about 0.6 acre.

## The location

Bourne Ryse lies on the edge of Rowledge village. With its general store, butcher's and two public houses, this village has an active heart. The cricket club, tennis club, church and village societies are all well supported.

Yet within 200 metres is situated the beautiful Alice Holt Forest with excellent walking, cycling and riding. Thriving sailing clubs are located at nearby Frensham Great Pond and numerous prestigious golf clubs abound in the area; including Hankley Common, Hindhead and Farnham.

Excellent local schools are available in the public and private sector including Frensham Heights, Edgeborough and the highly regarded Rowledge C of E School. Charterhouse and the Guildford Schools of

RGS, Guildford High and St Catherines are all within easy driving distance.

The beautiful Georgian town of Farnham is 3.5 miles away. It is overlooked by its 12th Century castle and below lies a network of courtyards and streets providing a haven for specialist shopping and markets, complemented by larger Waitrose and Sainsbury's stores.

Farnham Station is 3 miles away with trains to London in 53 minutes. The excellent road network gives easy access to London, Heathrow airport and the South Coast.







“Space, light and fine quality.....”



## The property

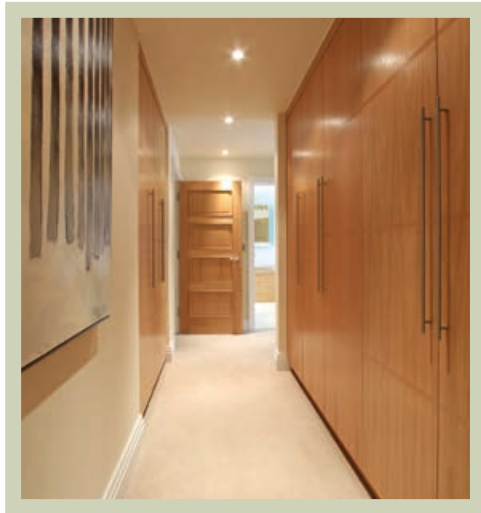
Bourne Ryse is a traditionally built new house with a contemporary styled interior set in secluded quiet gardens of approximately 0.6 acres.

### Specification

- Masonry walls with concrete ground and first floors with underfloor heating.
- Concrete blockwork internal walls providing good sound insulation.
- High levels of thermal insulation throughout reducing energy consumption.
- Efficient gas boiler system supplemented by solar panels.
- Inbuilt data, telephone, television and entertainment systems.
- Home cinema facility and pre-wired ceiling audio speaker positions.
- Charles Yorke fitted kitchen with Miele and Bosch integrated appliances.
- Limestone working fireplaces for logs, coal or gas fires.
- Oak finished doors and fully fitted dressing room.
- Porcelanosa floor and wall tiles in porcelain.
- Swiss made Laufen sanitary ware with power showers and Hansgrohe fittings.
- Large heated and naturally lit loft room.
- Alarm system, security gates with electric control, external lighting.
- Landscaped grounds with mature hedge screening to boundaries giving seclusion.
- 10 year NHBC Buildmark warranty.



“Tranquility on the edge of the village”



## Information

**Services:** All mains services connected, gas central heating.

**Local authority:** Waverley Borough Council 01483 523333.

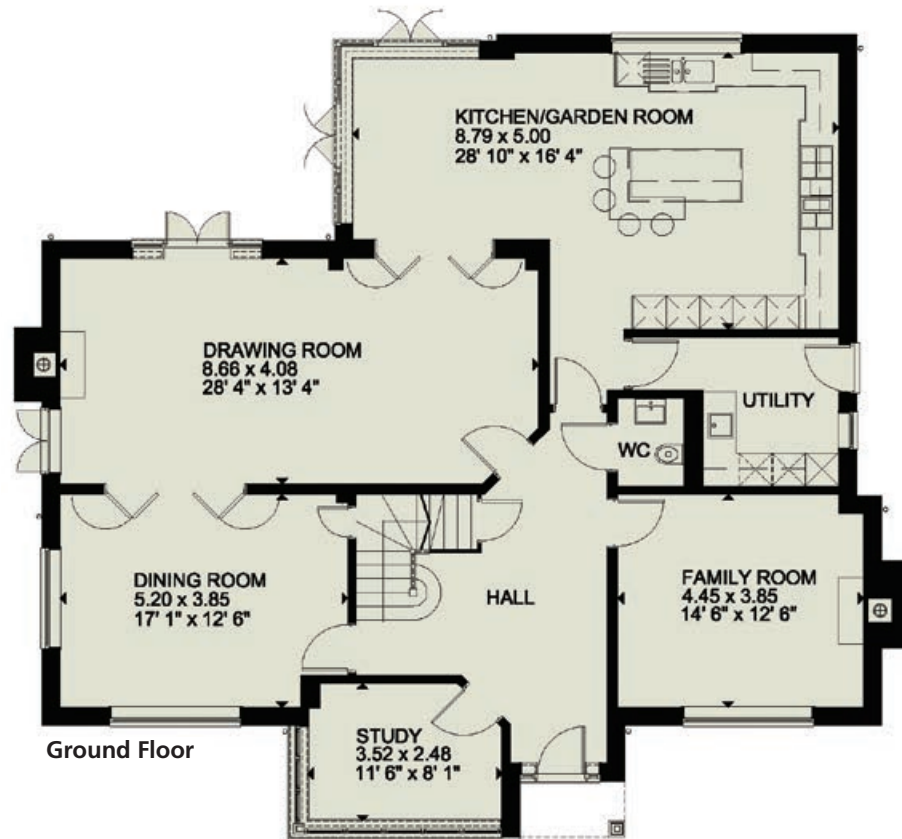
**Directions:** From Guildford (A3) drive towards Farnham along the A31 Hogs Back. Continue along the Farnham bypass, following signs to Birdworld as a marker. Turn left and drive up and through Wrecclesham. After half a mile look for the left turn signed Rowledge. Drive into the village, and to the left of the shop turn right into Cherry Tree Road. Pass the Cherry Tree Pub and continue for 300 metres. Take your first left into Lickfolds Road, the driveway to Bourne Ryse is clearly marked on your left after about 100 metres.



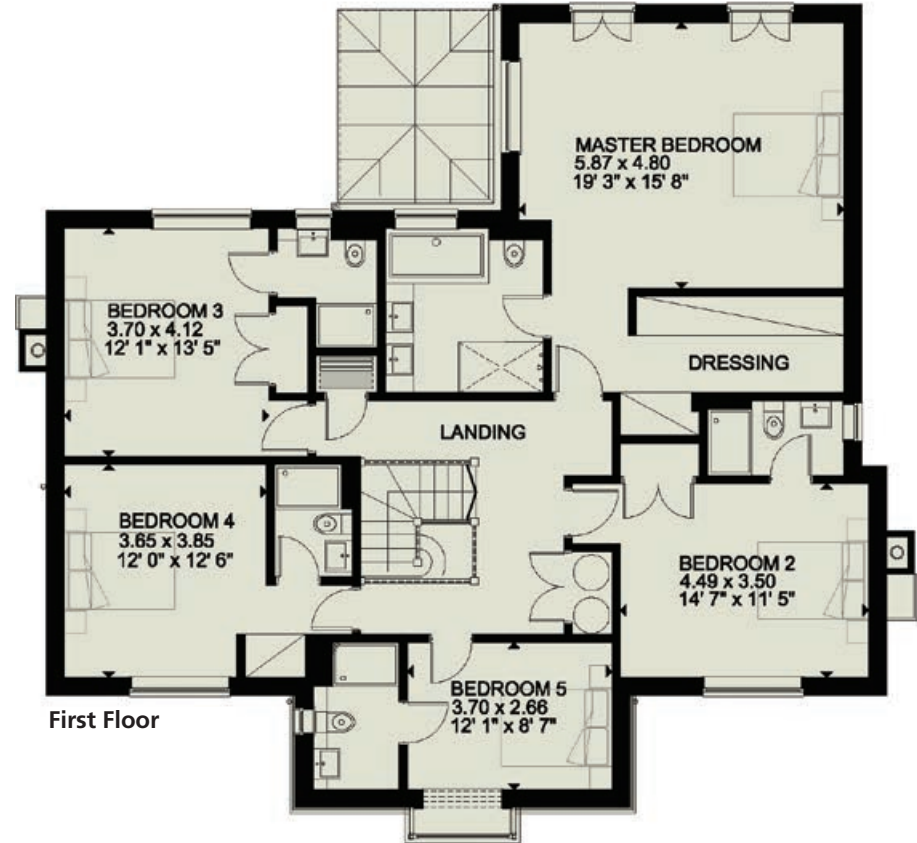
# "Modern living at its very best"



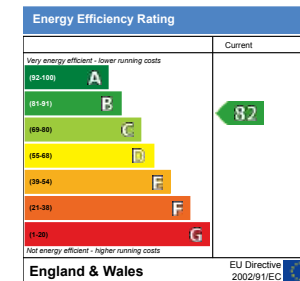
Loft Room



Ground Floor



First Floor



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- (i) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- (ii) All areas, measurements and distances are approximate. The text, photographs, floor plans and other plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Strutt & Parker have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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