





RYE FARM

ELMBRIDGE ROAD | CRANLEIGH | SURREY | GU6 8JX

Period farmhouse in a private setting with approx 15 acres on the edge of Cranleigh

Cranleigh - 1.5 miles, Guildford - 8 miles (train services to London Waterloo from 35 mins), Gatwick Airport - 28 miles, Heathrow Airport - 30 miles, Brighton - 37 miles, Central London - 39 miles

Summary of accommodation

Main House

Entrance hall, Drawing room, Dining/family room, Study, Library/TV room, Kitchen/breakfast room, Utility rooms 8 bedrooms, 5 bath/shower rooms (2 en suite)

Pool room, Party barn with kitchen, Shower room and mezzanine gallery/bedroom 9

The Old Barn

Entrance hall, Vaulted living room, Dining room, Kitchen, Sitting room, Utility room, Galleried study, 3 bedrooms, 2 bathrooms (1 en suite)

Outside

Various outbuildings including a barn measuring approximately 90 ft x 40 ft, Former cattle sheds, Garaging and stores Swimming pool, Tennis court

Gardens and pasture of about 15 acres in total

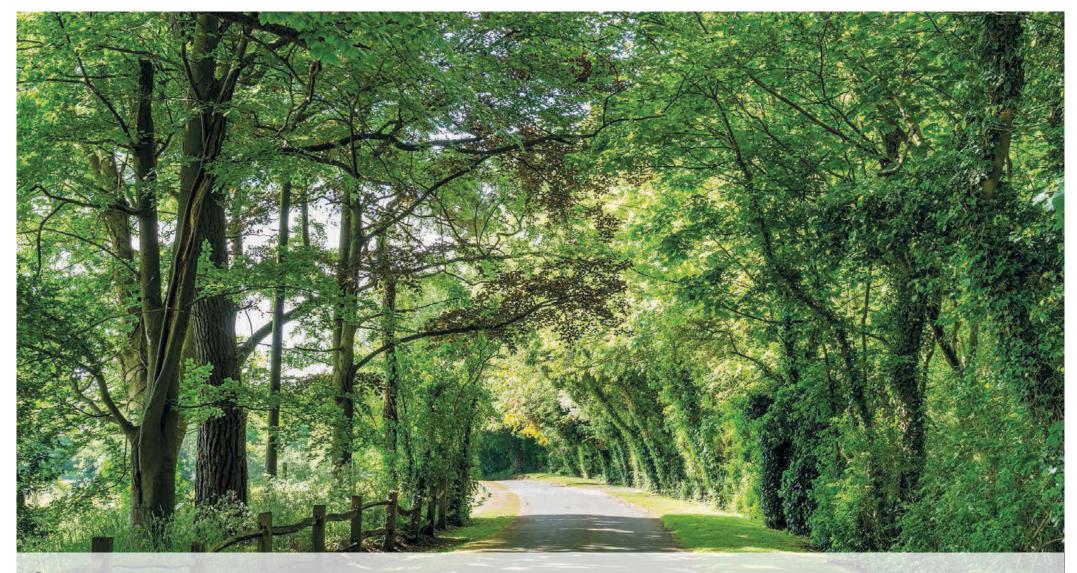
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Location

The property is situated on the southern edge of the Surrey Hills Area of Outstanding Natural Beauty and a short distance from the Sussex border.

Cranleigh, said to be England's largest village, sits centrally between the villages of Alfold, Dunsfold, Ewhurst and Bramley enjoying the attractions and benefits of all these villages with their typically English pubs, ancient churches and thriving communities.

Cranleigh itself has a wide range of amenities, including; supermarkets, restaurants, pubs, Cranleigh Leisure Centre and Cranleigh Cricket Club.

The county town of Guildford, approximately 8 miles away, provides a more comprehensive selection of shopping, leisure and cultural amenities, with the addition of a main line rail connection to London Waterloo.

The area is renowned for excellent preparatory and secondary schools, such as; Cranleigh School, Duke of Kent, Hurtwood House, Belmont, Longacre, Tormead, Guildford High, Royal Grammar, Lanesborough, St Catherine's and Charterhouse.

Recreational opportunities include golf at a number of local

clubs; polo at Hurtwood and Cowdray; racing at Epsom, Sandown Park and Lingfield and sailing on the South Coast.





Description

Rye Farm is a picturesque, Grade II listed farmhouse with 17th century origins. The house, which surprisingly for a property of this period, extends to approximately 7,000 sq foot in total, offers a superb balance of reception space and accommodation. It is a property that must be seen to be fully appreciated. One of the most splendid features of the property is the substantial party barn, which is attached to the house and has a kitchen and mezzanine with bedroom/sitting area, thereby providing the perfect venue for parties and events.

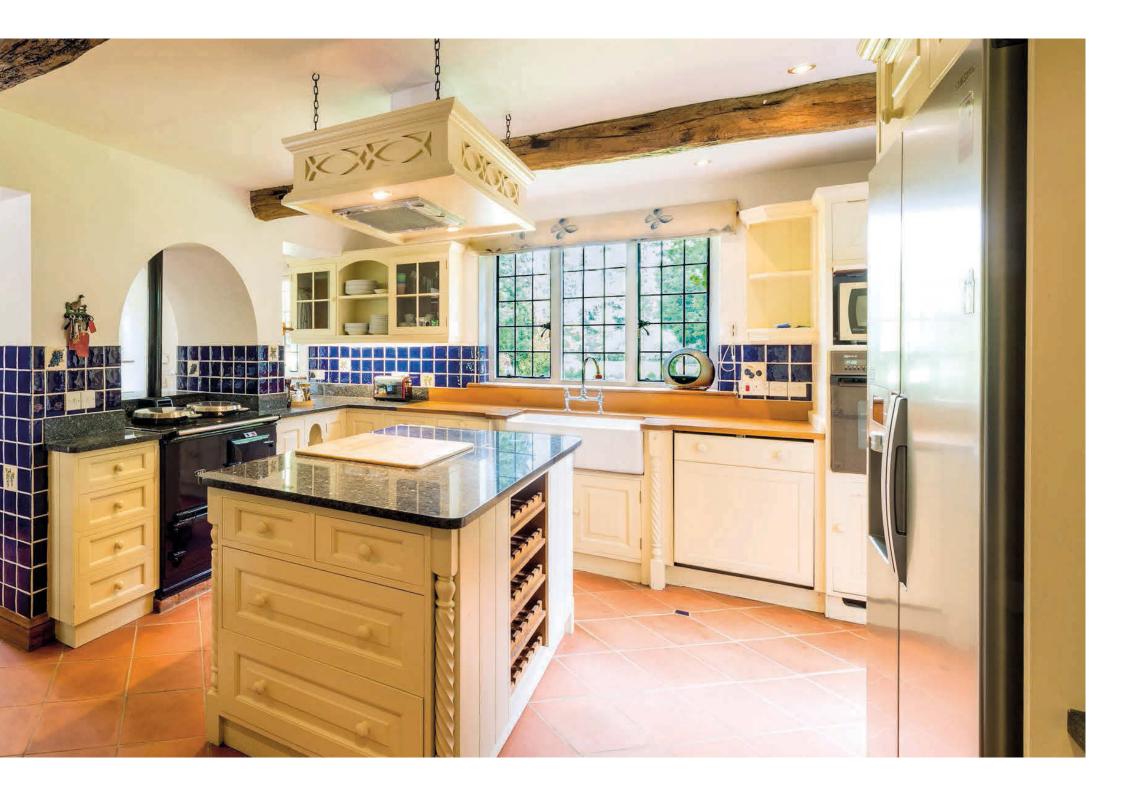
The party barn and The Old Barn, which is a separate 3 bedroom building opposite the house, form a courtyard around the sheltered outdoor swimming pool, which is encircled by a generous patio.

The Old Barn provides excellent additional/ancillary accommodation either for guests, staff or relatives. It is approximately 2,235 sq ft in total.

To the south of the courtyard there are several additional barns (formerly agricultural), cattle sheds, garaging and stores. One of the barns is approximately 90 ft x 40 ft. This area is accessed via a spur off the main drive.

The setting of Rye Farm is truly magical. A private drive leads up to the house, with views to the right over the land owned by the property. The house overlooks the lovely gardens and beyond to the pasture, which leads down to a stream, a tributary of the River Wey.



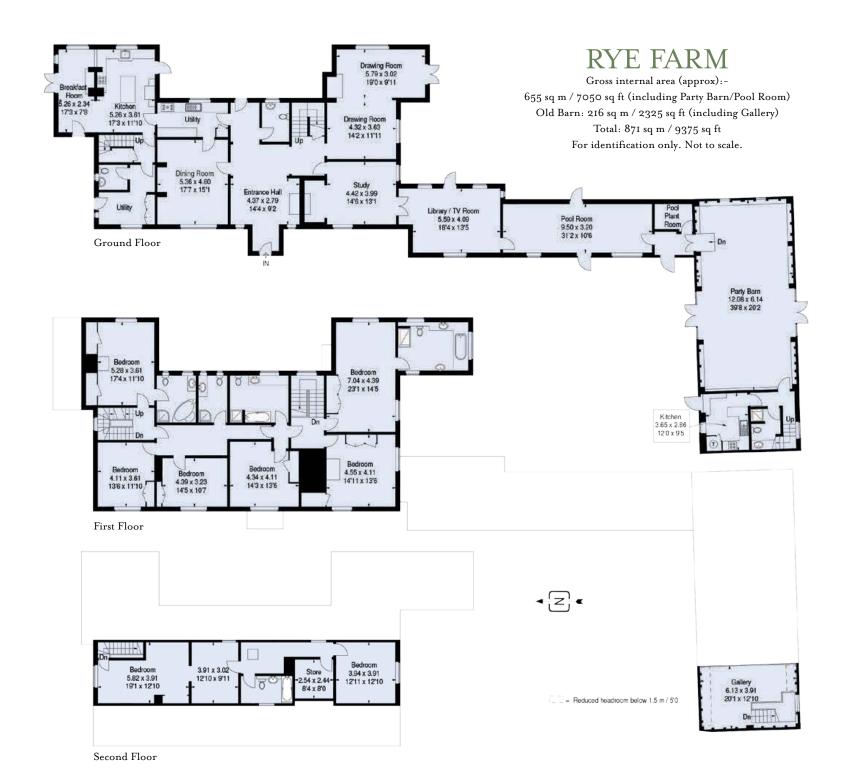


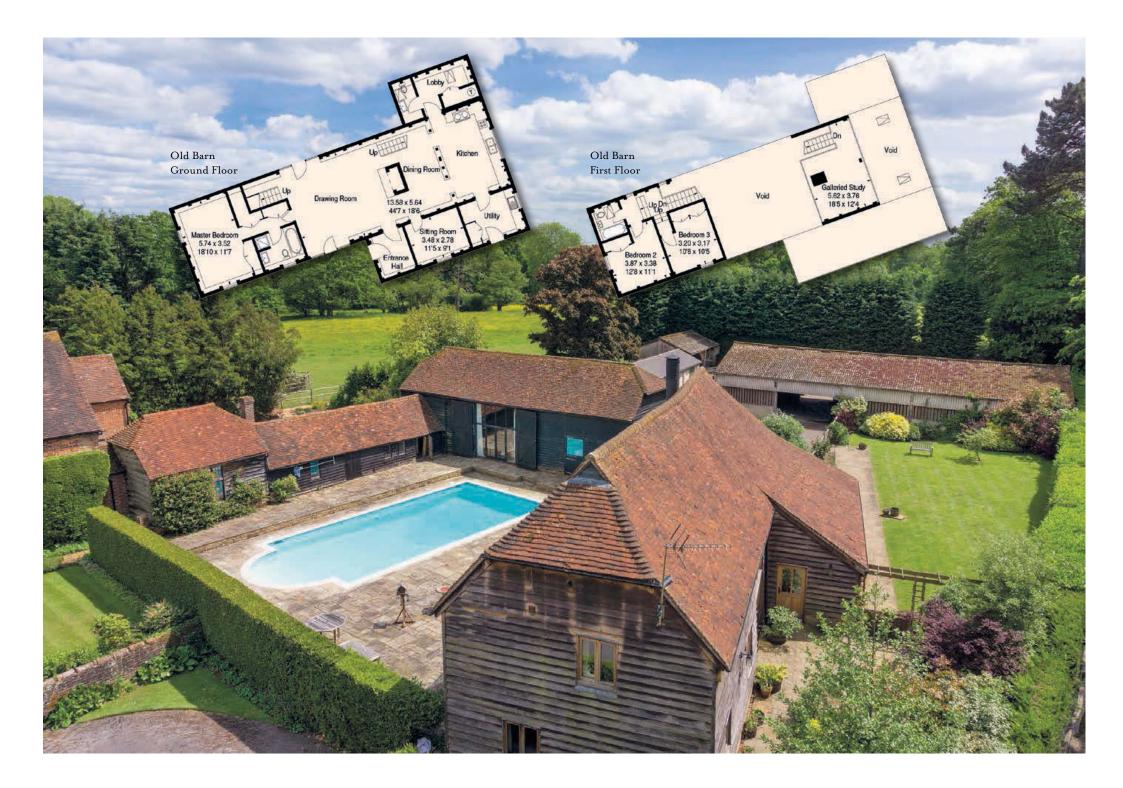










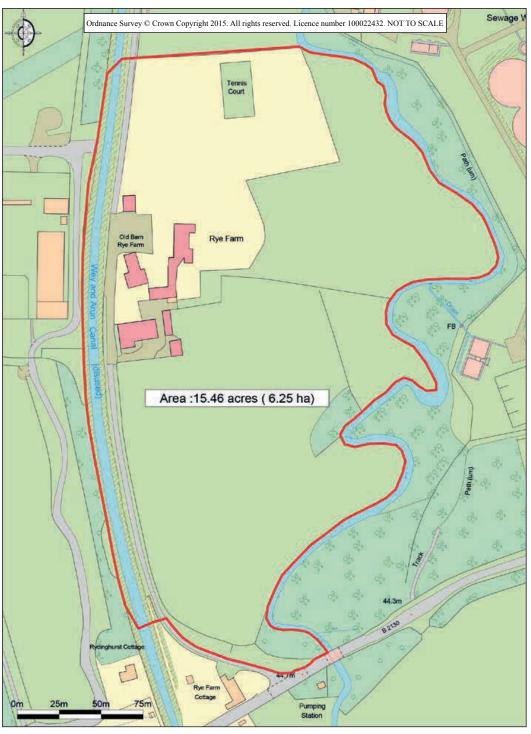


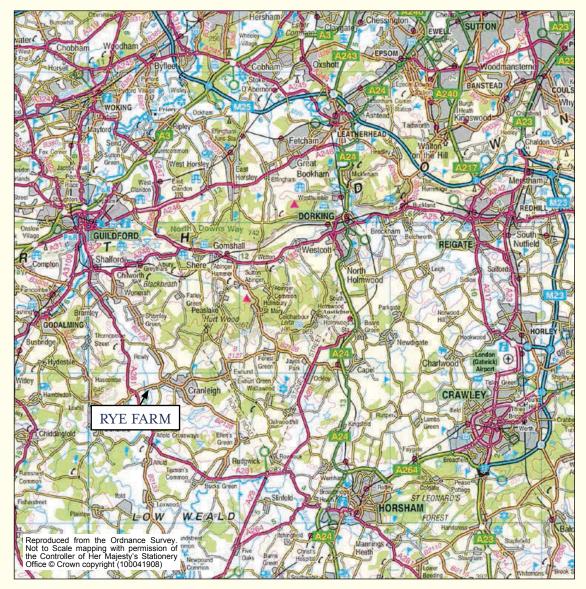












GENERAL REMARKS AND STIPULATIONS

Tenure

Freehold with vacant possession

Easements, Wayleaves and Rights of Way

The property is offered for sale subject to any public or private rights of way and or Easements and Wayleaves whether referred to in the particulars or not. The adjacent property, Rydinghurst, benefits from a historic right of access along the drive way to Rye Farm. There is a bridleway that runs up the drive heading north.

Services

Main House: Mains water, mains electricity, private drainage, oil fired central heating

The Old Barn: Mains water, mains electricity, private drainage, oil fired central heating

Council Tax

Council Tax: H

Postcode and Directions

GU6 8JX

From London: From the A3 exit at Guildford and head south on the A281 for about 7.5 miles. Turn left at the traffic lights into Elmbridge Road and follow it for about half a mile. The entrance to Rye Farm is on the left, immediately after the width restriction. Continue up the drive as far as it will go and you will arrive in front of the house.

Local Authority

Waverely Borough Council

01483 5233333.

Fixtures and fittings

Items regarded as fixtures and fittings whether mentioned in the particulars or not are initially excluded from the sale although some items may be available by separate negotiation.

Viewings

All viewings are strictly by appointment through Savills. If there is any point that is of particular interest to you please discuss this with us, especially before you travel to the property.

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