



RYE FARM

CRANLEIGH • SURREY





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.









The Old Barn

RYE FARM

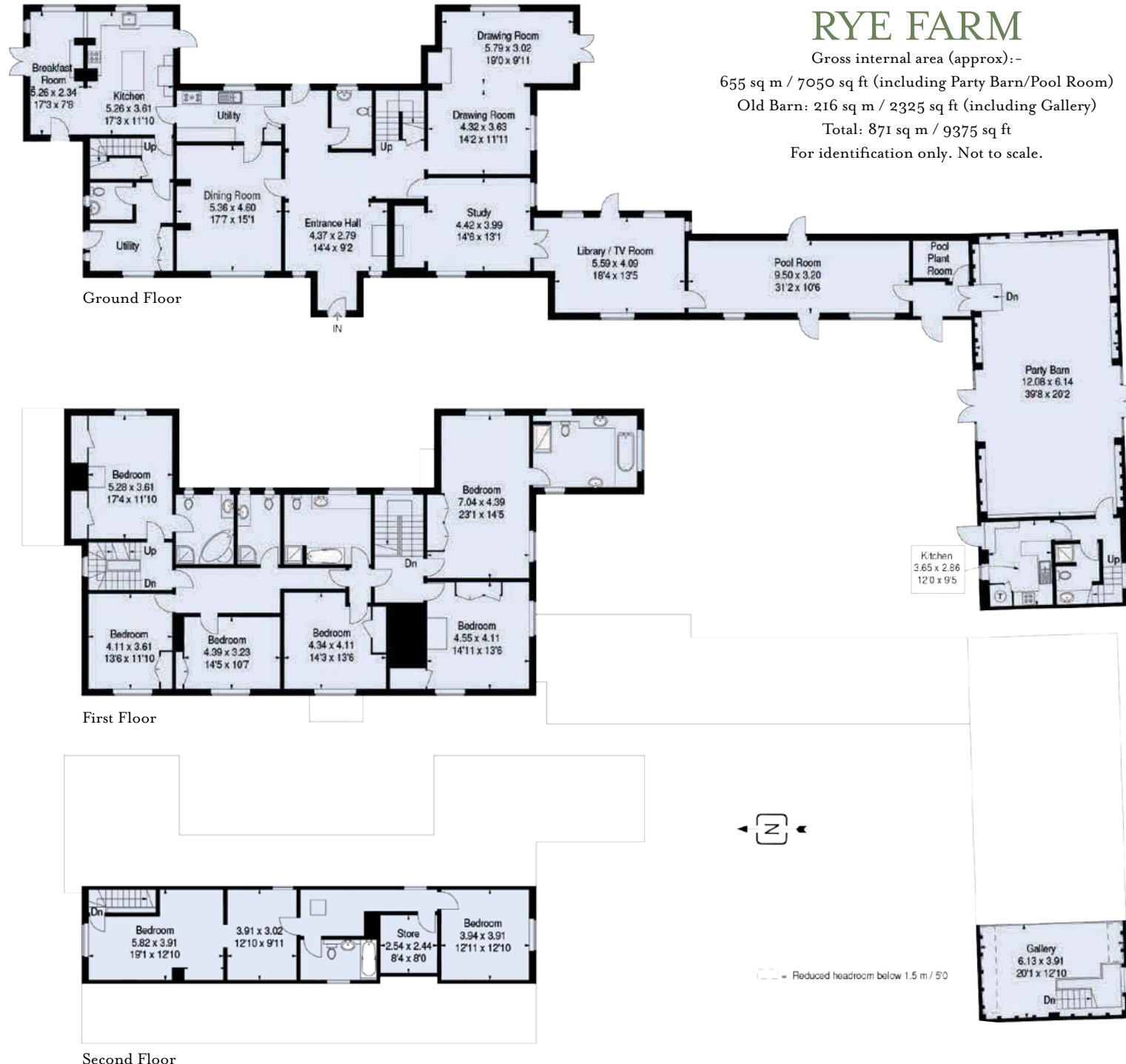
Gross internal area (approx):-

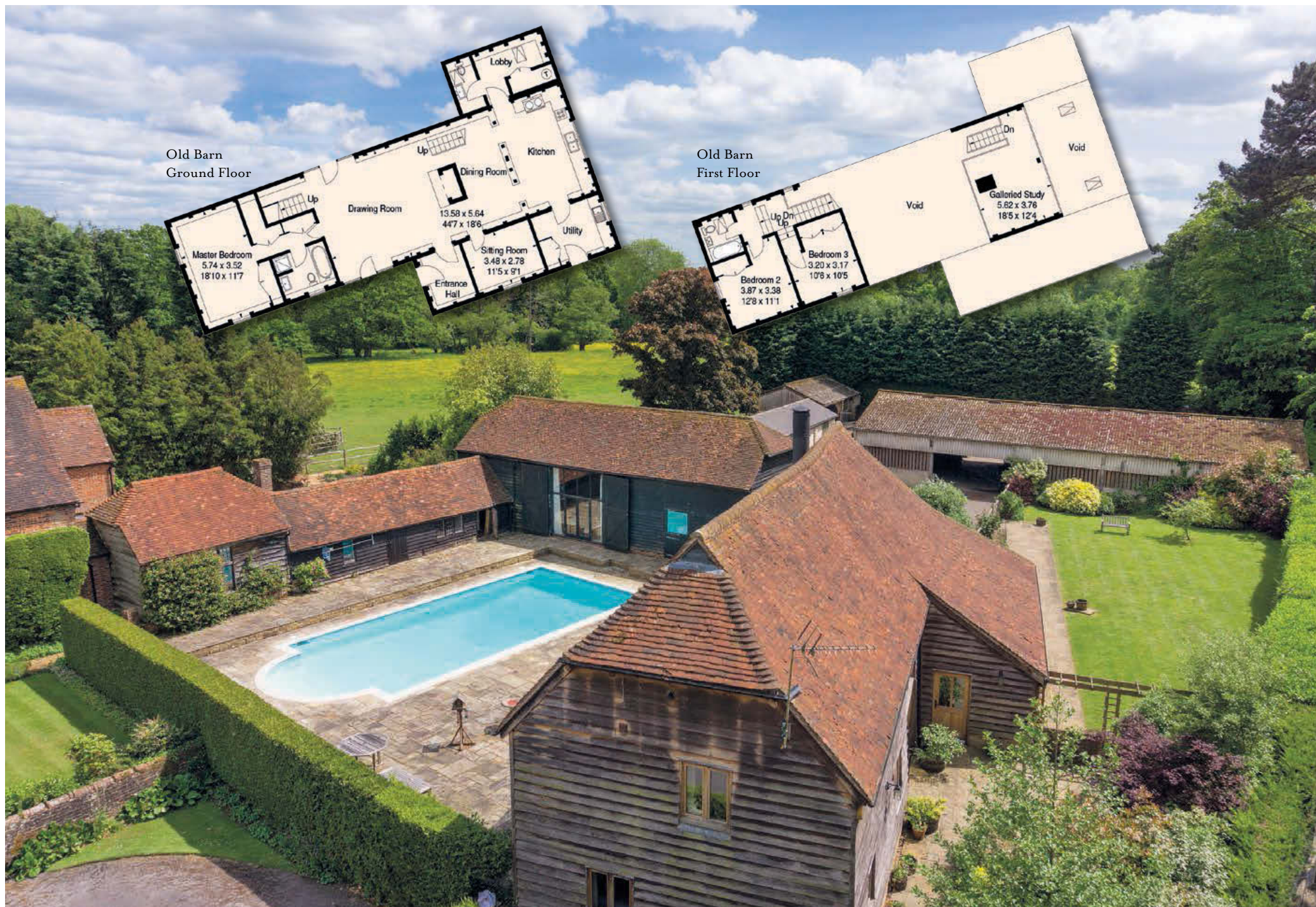
655 sq m / 7050 sq ft (including Party Barn/Pool Room)

Old Barn: 216 sq m / 2325 sq ft (including Gallery)

Total: 871 sq m / 9375 sq ft

For identification only. Not to scale.





Old Barn
Ground Floor

Old Barn
First Floor

Master Bedroom
5.74 x 3.52
18'10" x 11'7"

Drawing Room

Up

Up

Lobby

Kitchen

Dining Room

13.58 x 5.64
44'7" x 18'6"

Sitting Room

3.48 x 2.78
11'5" x 9'1"

Entrance Hall

Utility

Bedroom 2
3.87 x 3.38
12'8" x 11'1"

Bedroom 3
3.20 x 3.17
10'8" x 10'5"

Galleried Study
5.62 x 3.76
18'5" x 12'4"

Void

Void

On

Up

Up

Up





