

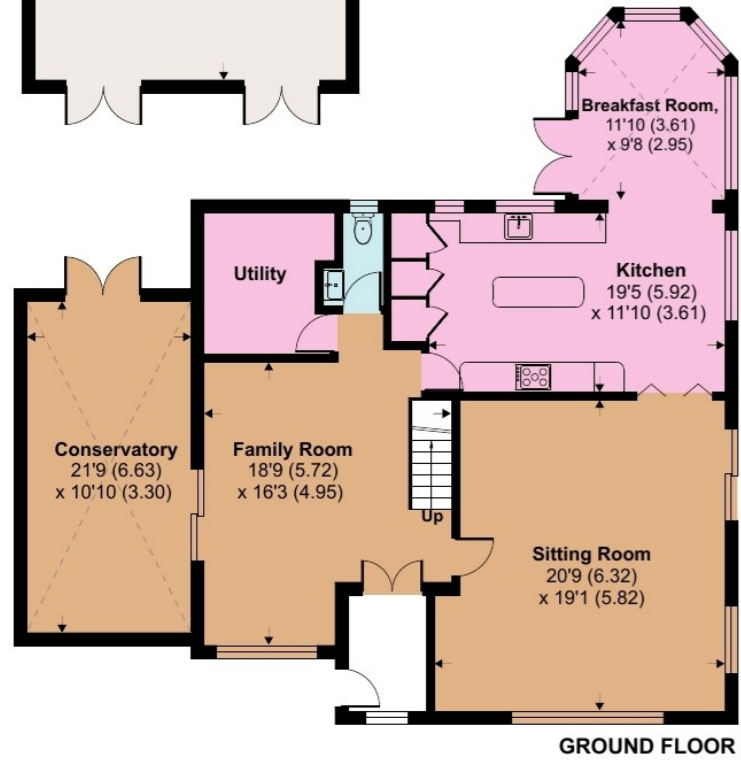
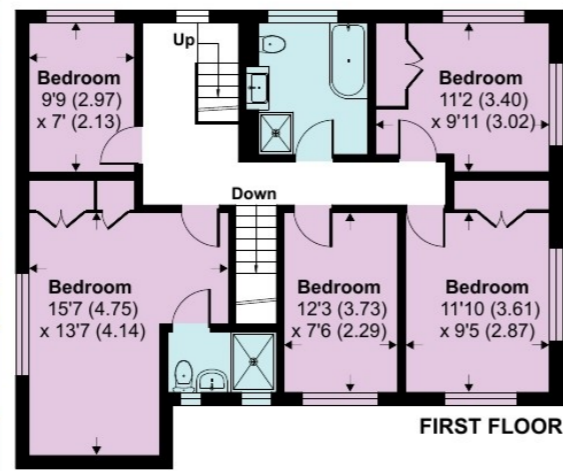
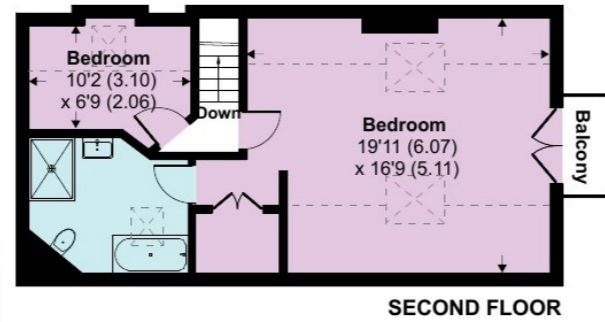
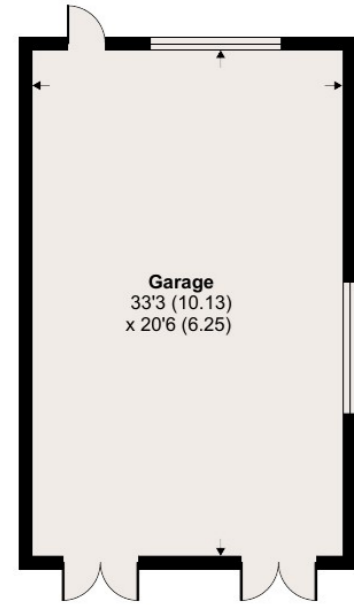
# Fernbrae Close, Rowledge, Farnham, GU10

Approximate Area = 2729 sq ft / 253.5 sq m  
 Limited Use Area(s) = 172 sq ft / 15.9 sq m  
 Garage = 683 sq ft / 63.4 sq m  
 Total = 3584 sq ft / 332.8 sq m

For identification only - Not to scale



Denotes restricted head height



## FERNBRAE CLOSE, ROWLEDGE, FARNHAM, SURREY, GU10

Offers in excess of £2,000,000

Charming country home with far reaching views, set in a most private setting.

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**ACCOMMODATION**

- Superb country home
- Private setting
- Seven bedrooms
- Four reception rooms
- Commanding position
- Fabulous gardens
- Detached double garage
- Village location

**DESCRIPTION**

Approached via a private road, Cross Fell is a spectacular family home, with a commanding vantage point and within close proximity to some outstanding countryside.

The downstairs accommodation is well laid out, perfect for family living with the main reception rooms enjoying the views across the gardens.

Upon entering, the entrance hall leads to a well appointed family room with Scandi log burner, leading through to a triple aspect open plan kitchen/breakfast room with central island and French doors to side patio and gardens; adjoining the kitchen is a large sitting room with vaulted ceiling and commanding views to gardens. There is a conservatory with French doors to garden, utility room and downstairs cloakroom.

To the first floor is an impressive guest bedroom with built in wardrobes and en suite shower room, three further double bedrooms, single bedroom and family bathroom with separate wet room shower.

To the second floor there is a substantial principal bedroom with en suite bath and wet room, complete with wardrobes and adjacent



single bedroom. Double doors onto a Juliet balcony provide commanding views of the grounds and woodland.

**Outside**

The gardens are fabulous and well screened with mature and specimen trees. The formal gardens enjoy an assortment of established shrubs providing an abundance of spring colour. There are two large patio areas overlooking the garden and there is approximately three acres of adjacent amenity woodland that is available via separate negotiation. The property is accessed via a gravelled driveway and there is the benefit of a substantial detached double garage with space for four vehicles.

**LOCATION**

Rowlage is an attractive village close to the town of Farnham. It has a public house, primary school, recreational ground and a selection of shops (including a celebrated butchers) amongst other facilities. The highly-regarded private school, Frensham Heights, is also in the village and is located a short walk from this house.

Nearby the Georgian town of Farnham has an architectural history, featuring a beautiful Georgian high street with a historic Castle at top. It is popular town thanks to its excellent schooling (including South Farnham which consistently tops national school league tables), close links to London (Waterloo can be reached by train in approx. 50 minutes) and cultural opportunities (it has The Maltings arts centre and is known as a national centre for craft). It also has a broad range of shopping and dining opportunities and numerous other facilities. Farnham is located on the Surrey / Hampshire border and is surrounded by beautiful countryside, whilst still having excellent transport links via the train station and nearby A3 and M3.

**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	