



ROWE FARM

HILL CLEMENTS

# ROWE FARM

Thorncombe Street, Bramley, Guildford, Surrey, GU5 0NB

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**In a glorious rural location in the Thorncombe Valley, between Bramley and Hascombe, with lovely farmland views front and rear – an extended Victorian cottage requiring modernisation and set within a 0.68 acre garden adjoining open fields and with a four car garage**

- 4/5 BEDROOMS
- 2 DRESSING ROOMS
- 3 BATHROOMS (2 EN SUITE)
- ENTRANCE HALL
- CLOAKROOM
- DRAWING ROOM
- DINING ROOM
- FAMILY ROOM
- KITCHEN
- CONSERVATORY
- UTILITY ROOM
- REAR HALL
- OIL CENTRAL HEATING
- FOUR CAR GARAGE WITH STUDIO/  
STORE ABOVE
- 0.68 ACRE GARDEN ADJOINING  
FIELDS AND WITH LOVELY RURAL  
VIEWS FRONT AND REAR.

Bramley village – 1.75 miles.

Guildford (Waterloo 38 mins) – 6 miles.

Godalming (Waterloo 46 mins) – 3 miles

PRICE GUIDE: £1,350,000 FREEHOLD

## The Location

Rowe Farm is situated in the much sought after Thorncombe Valley, surrounded by miles of rolling green farmland and countryside designated as An Area of Outstanding Natural Beauty and only two miles from Bramley, six miles from Guildford and three miles from Godalming. Backing on to and overlooking rolling fields, Rowe Farm's location is a true rural idyll, yet it remains very accessible. Bramley offers two local supermarkets, two restaurants, two pubs and a library whilst Guildford, with its historic cobbled High Street and excellent shopping is easily accessible and also offers a fast train service to Waterloo in 38 minutes. Godalming also has a good range of shops and a service to Waterloo in 45 minutes. There are many sought after schools in the area including St Catherines, Charterhouse and Priorsfield.

## The Property

Rowe Farm is a very attractive detached country house which is believed to date back to around 1860 and was originally two farm cottages. The house has been extended and altered over the years to provide interesting rooms which are full of character and all of which have lovely countryside views. On the ground floor there are two well proportioned original reception rooms and a large family room and conservatory have been added off the kitchen. There is also a cloakroom and a utility room. On the first floor there are five bedrooms, two of which have en suite bathrooms and a family bathroom. Outside there is a large garage building with two large electric up and over doors and a store room above. The gardens of Rowe Farm back directly on to the rolling fields of Thorncombe Park Estate and completely surround the house, comprising mostly lawns surrounded by mature hedging. In all approximately 0.68 acres.

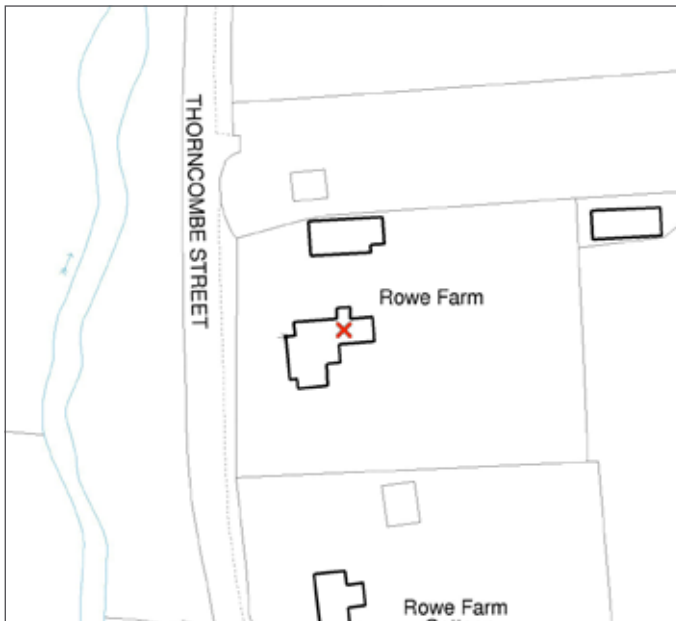
## Directions

From Guildford take the A281 Horsham Road, passing through Shalford and on to Bramley. At the mini roundabout in Bramley, turn right into Snowdenham Lane and continue for about 1.75 miles, passing the two entrances to Thorncombe Park, where the driveway to Rowe Farm will be found on the left.



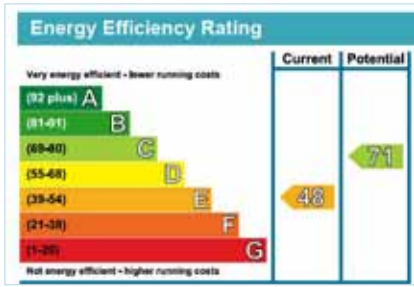




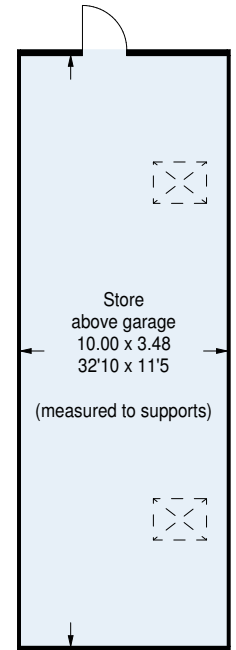
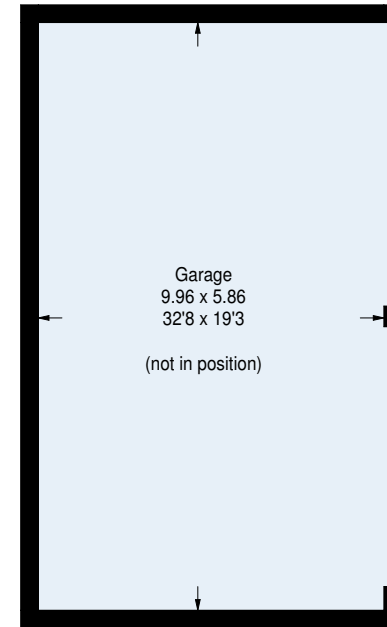
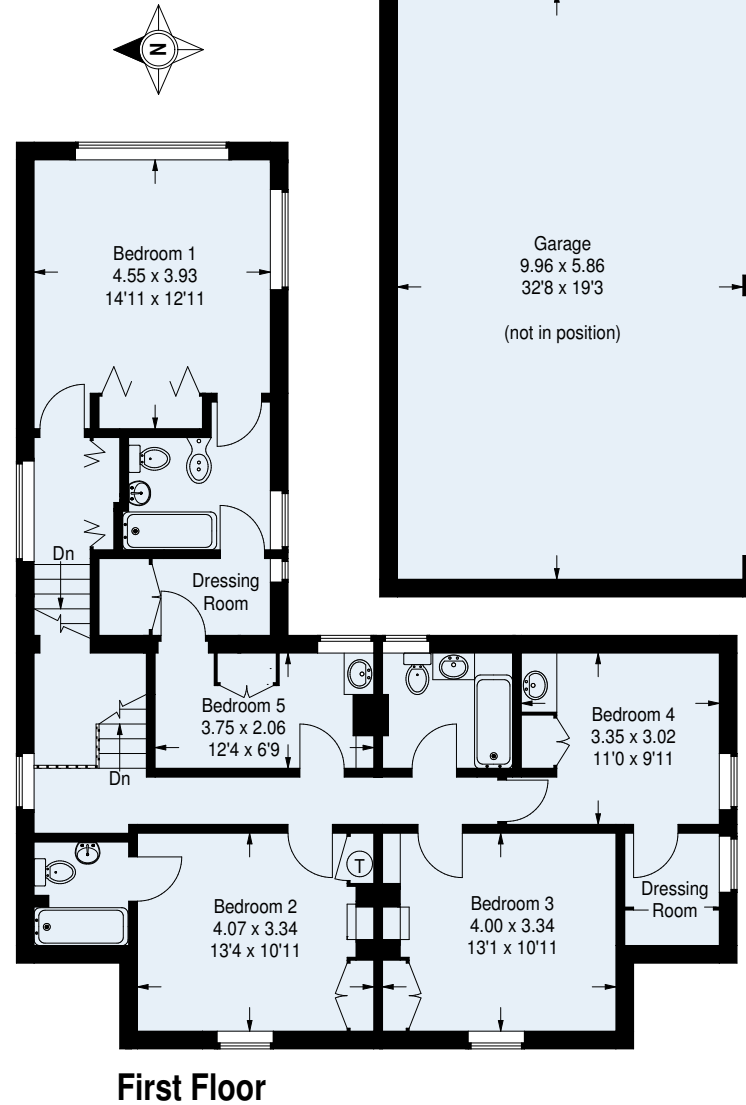
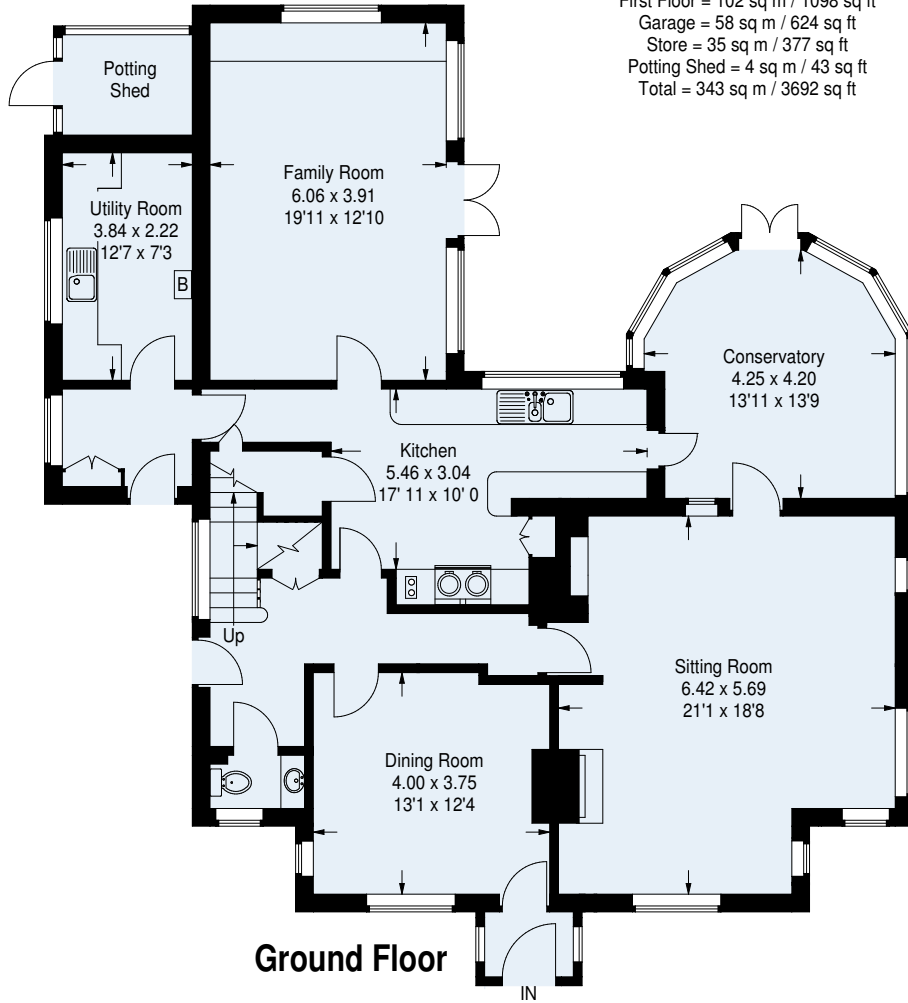








Approximate Gross Internal Area  
 Ground Floor = 144 sq m / 1550 sq ft  
 First Floor = 102 sq m / 1098 sq ft  
 Garage = 58 sq m / 624 sq ft  
 Store = 35 sq m / 377 sq ft  
 Potting Shed = 4 sq m / 43 sq ft  
 Total = 343 sq m / 3692 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

MISREPRESENTATION ACT - THESE PARTICULARS ARE FOR GUIDANCE ONLY AND DO NOT FORM ANY PART OF ANY CONTRACT