

Cross Fell
Fernbrae Close, Rowledge



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An impressive detached family home offering light, airy and flexible accommodation, set within beautiful, secluded gardens backing onto woodland, just outside the sought-after village of Rowledge.

Cross Fell is a beautifully presented detached family home, set in a peaceful and secluded position surrounded by woodland, just outside the popular village of Rowledge. The property offers up to seven bedrooms and light, airy reception rooms, finished in a tasteful style and enjoying splendid views across the gardens and surrounding woodland.

The ground floor features four comfortable reception rooms, including a generous dual-aspect sitting room with a part-timbered ceiling and sliding glass doors opening onto the rear gardens. There is also a relaxing drawing room with a corner log burner, while two conservatories provide sunny vantage points overlooking the gardens, with French windows opening onto patio areas. In addition, the open-plan kitchen and breakfast room is fitted with shaker-style cabinetry, a central island and integrated Neff appliances, together with space for a family dining table.

On the first floor are five well-appointed bedrooms and a family bathroom. Three of the bedrooms benefit from built-in storage, including one with an en suite shower room. One bedroom is ideally suited for use as a home office. On the second floor, the generous principal bedroom features eaves storage and its own balcony overlooking the rear gardens. This level also includes a family bathroom and a seventh bedroom or additional study.



The property is approached via a peaceful access lane, with a gravel driveway to the front and a detached double tandem garage providing further parking. The surrounding gardens are a particular feature, comprising rolling lawns, meadow areas, peaceful woodland pockets and sunny south- and west-facing patios, offering excellent outdoor space for relaxation and entertaining in a tranquil setting.

Location

Cross Fell is located just outside Rowledge and within easy reach of all local facilities. The village has an award-winning butcher, post office and general store with the Hare and Hounds public house. The village green, playground, tennis club, cricket club and village hall are well supported. The church, popular pre-schools and primary school are highly regarded. There is excellent access to the surrounding countryside with a network of footpaths and bridleways. Walking, cycling, fishing and riding at Alice Holt Forest and Frensham Little Pond, with sailing at the Great Pond. An extensive choice of both state and private schooling is close by including Rowledge Primary School, Frensham Heights, Edgeborough, More House, and Weydon Academy.

Communications are excellent, with the nearby A331/M3 and A31/A3 linking to London and the south coast, while the mainline station in Farnham provides a regular train service to London. For travel further afield London Heathrow Airport is approximately 30 miles distant, with Gatwick 46 miles away.

Postcode region: GU10

General

Local Authority: Waverley Borough Council
Services: Mains electricity, gas and water. Private drainage which we understand is compliant with current regulations having been replaced in 2024.
Council Tax: Band G
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,624 sq ft (244 sq m)

4 reception rooms

7 bedrooms

3 bathrooms

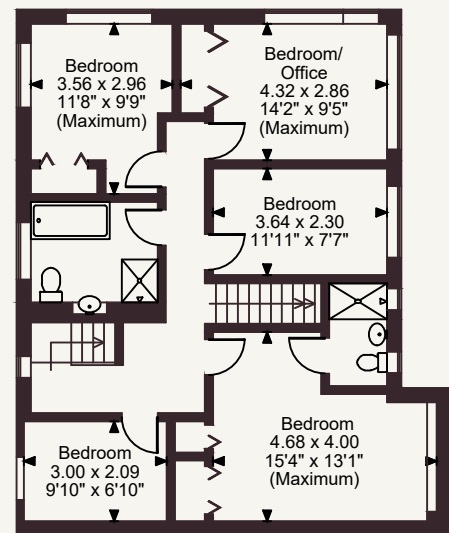
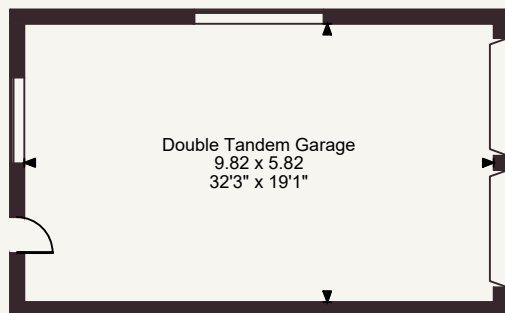
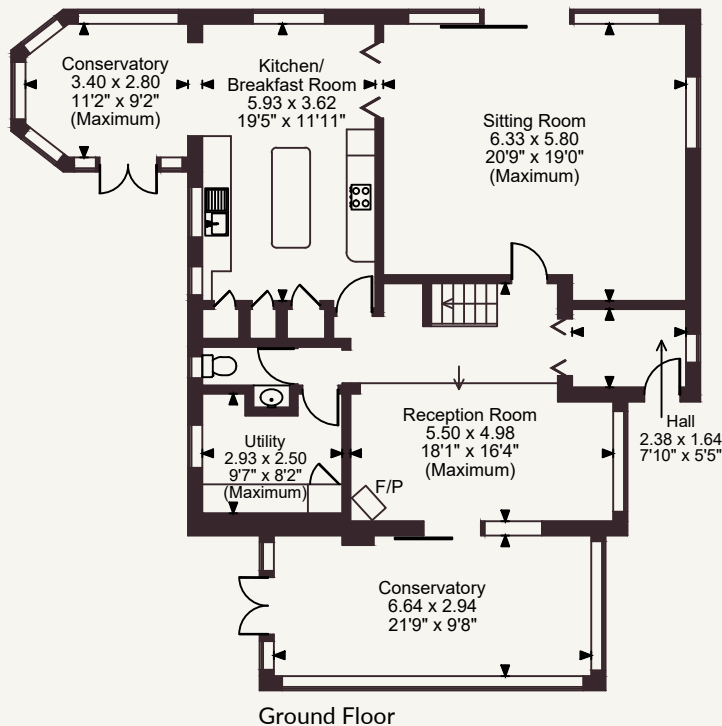
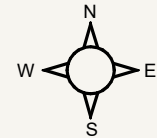
Garage

Freehold | Village

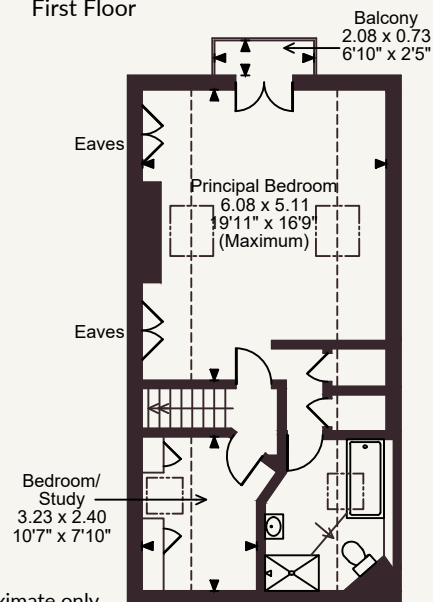
Guide price £2,250,000



Cross Fell Fernbrae Close, Rowledge, Surrey
 Main House internal area 2,624 sq ft (244 sq m)
 Double Tandem Garaginternal area 615 sq ft (57 sq m)
 Balcony external area = 16 sq ft (2 sq m)
 Total internal area 3,239 sq ft (301 sq m)



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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