

Rye House
Goose Rye Road, Worplesdon, Surrey



Strutt
& Parker

Land and property. Since 1885.

An architecturally striking modern residence with expansive accommodation, contemporary interiors and excellent indoor-outdoor connectivity, set in a sought-after Worplesdon position overlooking extensive private gardens.

Property

Rye House is an impressive contemporary home with architecturally inspired design, timber-clad elevations and sleek modern finishes. Offering approximately 3,300 sq ft of sophisticated accommodation, the property has been designed to maximise natural light and open-plan living, creating a stylish and highly functional home suited to modern family life.

The accommodation is centred around an impressive vaulted reception hall, featuring a glass-balustrade staircase and feature lighting. From here, the open-plan kitchen, breakfast and dining room forms the heart of the home. The kitchen is fitted with high-specification cabinetry and a large central island, while overhead skylights and expansive sliding glass doors fill the space with natural light and create a strong connection with the gardens. The ground floor also includes a spacious sitting room with a fireplace and a family room, both with floor-to-ceiling sliding doors opening onto the rear terrace. Completing the ground floor are a snug, private study and shower room, providing a versatile range of spaces for both entertaining and everyday family life.

On the first floor, the accommodation is arranged around a bright galleried landing. The principal bedroom suite benefits from large windows overlooking the gardens, with French doors opening onto a balcony, together with a well-appointed en suite bathroom featuring a freestanding bath. Four further bedrooms each have their own en suite shower room, providing comfortable and private accommodation for family and guests.



Outside

Electric timber gates open to a sweeping gravel driveway and integral garage. The landscaped gardens have been thoughtfully arranged for outdoor living, with an expansive stone-flagged terrace incorporating a timber pergola and several seating areas. Beyond, level lawns are bordered by mature trees and established hedging, creating a private and tranquil setting with a pleasant rural outlook.

Location

The property is situated in a peaceful semi-rural position on the outskirts of Worplesdon, surrounded by attractive Surrey countryside while being within easy reach of Guildford and Woking. Guildford offers an extensive range of shopping, restaurants, cafés, cultural and leisure facilities, together with its historic High Street, castle and cathedral. The surrounding area also provides numerous opportunities for walking, cycling and outdoor recreation.

Worplesdon railway station provides regular services towards Guildford, Woking and London Waterloo, making the area particularly convenient for commuters, while the A3 provides road connections towards London, the M25 and the south coast.

Postcode region: GU3

General

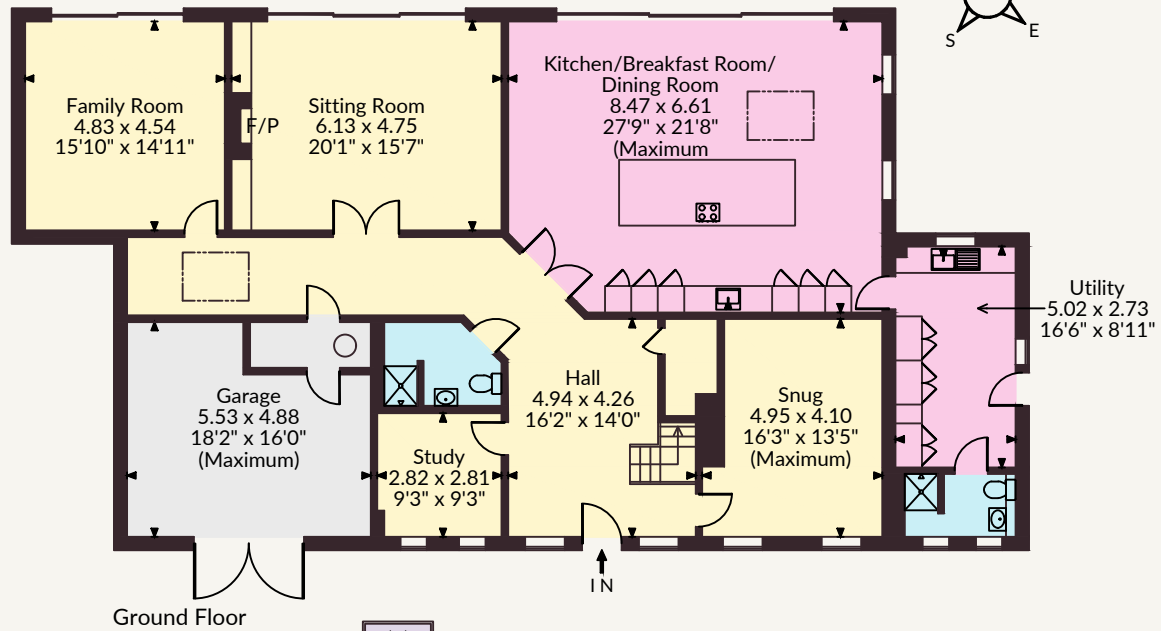
Local Authority: Guildford Borough Council
Services: All mains services
Council Tax: Band G
EPC Rating: B
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

3,295 sq ft sq ft (306 sq m)
4 reception rooms
5 bedrooms | 7 bathrooms
Garaging | 0.47 acre plot
Freehold
Village

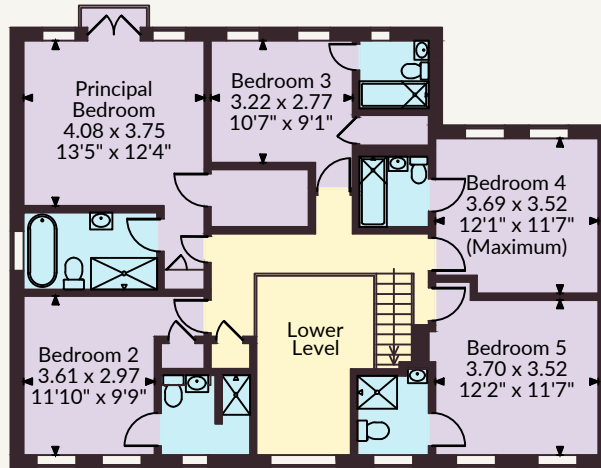
Guide price £2,000,000



Rye House, Goose Rye Road, Worplesdon
 Main House internal area 3,295 sq ft (306 sq m)
 Garage internal area 290 sq ft (27 sq m)
 Total internal area 3,585 sq ft (333 sq m)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© Cotality. Unauthorised reproduction prohibited. Drawing ref. dig/8701739/NJD

Strutt & Parker Guildford

215-217 High Street, Guildford, GU1 3BJ

01483 306565 | guildford@struttandparker.com



@struttandparker struttandparker.com

**Strutt
& Parker**

Land and property. Since 1885.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken August 2026. Particulars prepared August 2026.