

Rycotewood
Guildford Road, Alfold



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An exceptional five-bedroom barn home with a wealth of character features and luxury fittings throughout, set in a sought-after position in the small village of Alfold.

Property

Rycotewood is a magnificent barn conversion, offering more than 4,500 sq ft of beautifully presented accommodation in a peaceful rural setting close to the sought-after village of Cranleigh. The property retains a wealth of character, including exposed timber beams throughout, while the gardens enjoy a delightful outlook across open countryside.

The centrepiece of the home is the spectacular reception hall, with its galleried landing and vaulted ceiling displaying exposed timbers and original framing. Full-height windows to both the front and rear elevations flood the space with natural light, while a grand split staircase rises to the first-floor landing. Leading from the reception hall are a formal dining room and a generous sitting room centred around an impressive brick-built fireplace fitted with a wood-burning stove. The ground floor also includes a comfortable family room, a bright conservatory with French doors opening onto the gardens, and a well-appointed kitchen/breakfast room fitted with white cabinetry, integrated appliances and an Aga.

The first floor provides four well-proportioned double bedrooms, including the impressive principal suite with bespoke fitted wardrobes and a luxurious en suite bathroom featuring dual washbasins, a walk-in shower and a freestanding nickel-plated Catchpole & Rye bath. The remaining bedrooms are served by a family bathroom with a corner bath, while two loft rooms provide useful additional storage.

Outside, a long driveway leads to a generous parking area in front of the house, providing space for numerous vehicles. The property is set within attractive gardens, including a walled garden with areas of lawn and a south-facing terrace for al fresco dining, enjoying a delightful outlook across the surrounding countryside.



Location

The property is set in a rural location just outside the small village of Alfold. Nearby Cranleigh provides various everyday amenities, including high street shops, a leisure centre, a community hospital and a choice of schools, including several primary schools, Glebelands School for secondary and the independent Cranleigh School. Further facilities can be found in Guildford, Godalming and Horsham, all of which are within 10 miles and together provide easy access to a wealth of shopping, leisure and cultural facilities.

There are excellent road connections to Guildford, Brighton, Gatwick Airport and the M25 Motorway Network, and a variety of recreational and sporting facilities nearby, including Slinfold Golf & Country Club and Horsham Sports Club as well as walking and hiking in the surrounding countryside.

Postcode region:GU6

General

Local Authority: Waverley Borough Council.
Tel: 01483 523333
Services: Main water, electricity and drainage. Oil fired heating.
Council Tax: Band H
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

4,710 sq ft (438 sq m)

4 reception rooms

4 bedrooms

2 bathrooms

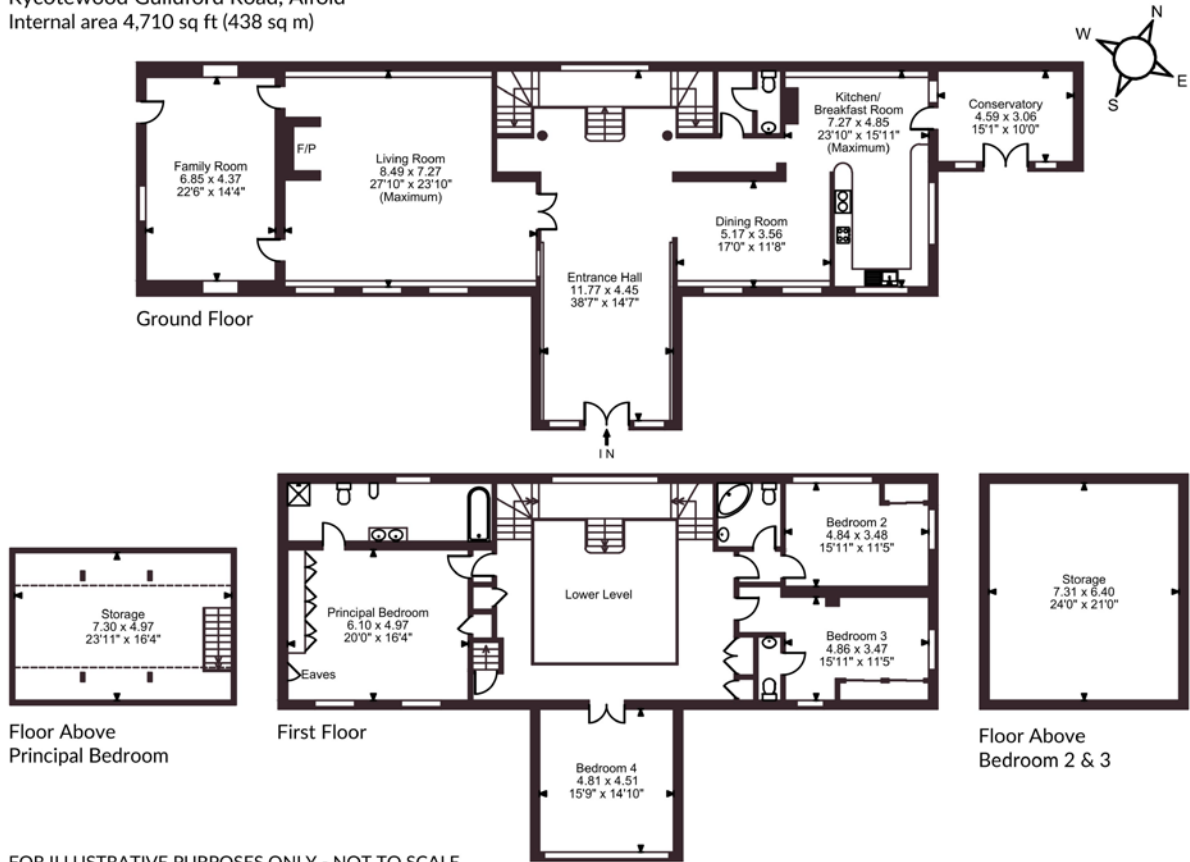
Garden

Freehold | Village

Guide price £1,450,000



Rycotewood Guildford Road, Alford
Internal area 4,710 sq ft (438 sq m)



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