

RYE HOUSE

WORPLESDON • GUILDFORD

RYE HOUSE

GOOSE RYE ROAD, WORPLESDON, GUILDFORD, SURREY, GU3 3RJ

Set behind private grounds in one of Surrey's most desirable semi-rural locations, this exceptional contemporary detached residence offers over 3,600 sq ft of beautifully designed accommodation, perfectly combining the tranquillity of rural living with the sophistication of modern luxury.

Thoughtfully crafted for family life, the property is centred around a spectacular open-plan kitchen, dining and living space extending in excess of 27 feet. Featuring a striking central island, roof lanterns and expansive glazing, this impressive space is flooded with natural light and enjoys seamless access to the beautifully landscaped gardens and terraces, creating an effortless connection between indoor and outdoor living.

Arranged over two floors, the home offers five generous double bedrooms, including a superb principal suite, together with five luxurious bath/shower rooms and two additional cloakrooms. A superb selection of versatile reception spaces includes a formal sitting room, family room, snug, study and further living areas, providing exceptional flexibility for both entertaining and everyday family life. A utility room and integral double garage further enhance the practicality of this outstanding home.

Every room enjoys bright, spacious interiors and attractive views across the surrounding gardens, while the landscaped grounds provide an idyllic setting for outdoor dining, relaxation and entertaining in complete privacy. Extensive terraces, manicured lawns and mature planting complement the property's striking contemporary architecture, where clean modern lines are balanced with natural materials to create a home that sits beautifully within its leafy surroundings.

Further benefits include an integral double garage and ample off-street parking, ensuring both convenience and security. Ideally positioned to enjoy the peace of its picturesque setting whilst remaining within easy reach of excellent local amenities, highly regarded schools and transport links, this remarkable home presents a rare opportunity to acquire an exceptional family residence in one of Surrey's most sought-after locations.



20 SURREY OFFICES AND PARK LANE, MAYFAIR
3A-3B, COMMERCIAL WAY, WOKING, SURREY, GU21 6XR

01483 757700
SALES@SEYMOURS-PRESTIGEHOMES.CO.UK
WWW.SEYMOURS-ESTATES.CO.UK

















ACCOMMODATION & SPECIFICATION

Thoughtfully crafted for family life, the property is centred around a spectacular open-plan kitchen, dining and living space extending in excess of 27 feet.















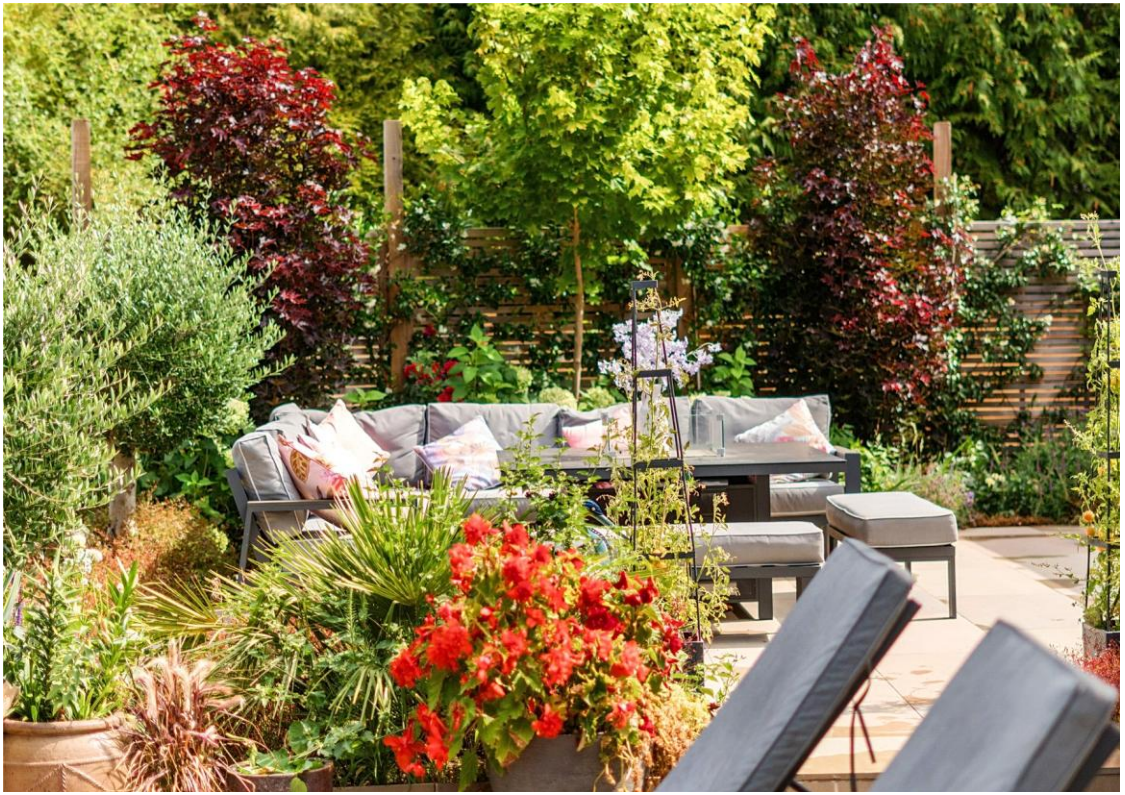





LOCATION

Ideally situated in Guildford, with easy access to the historic town centre, renowned for its charming cobbled High Street, excellent shopping, diverse restaurants and cafés, and cultural attractions including the Yvonne Arnaud Theatre, Guildford Castle and beautiful riverside walks along the River Wey. Nearby Woking further enhances the area's leisure offering with The New Victoria Theatre and Cinema. For golf enthusiasts, just a short walk away is the prestigious Worplesdon Golf Club, with the highly regarded West Hill Golf Club also close by. The Basingstoke Canal and the River Wey are both nearby, providing excellent opportunities for walking and cycling, while the beautiful Chobham Common National Nature Reserve is within easy reach.

The area is exceptionally well served by an excellent choice of both independent and state schools, including Guildford High School, the Royal Grammar School (RGS), Tormead School, St Catherine's School, Hoe Bridge School, Goldsworth Primary School, St Dunstan's Catholic Primary School and Hoe Valley School. The property also benefits from excellent transport links, with Brookwood, Worplesdon and Woking railway stations all within easy reach, providing fast and convenient services to London Waterloo, making this an ideal location for commuters.

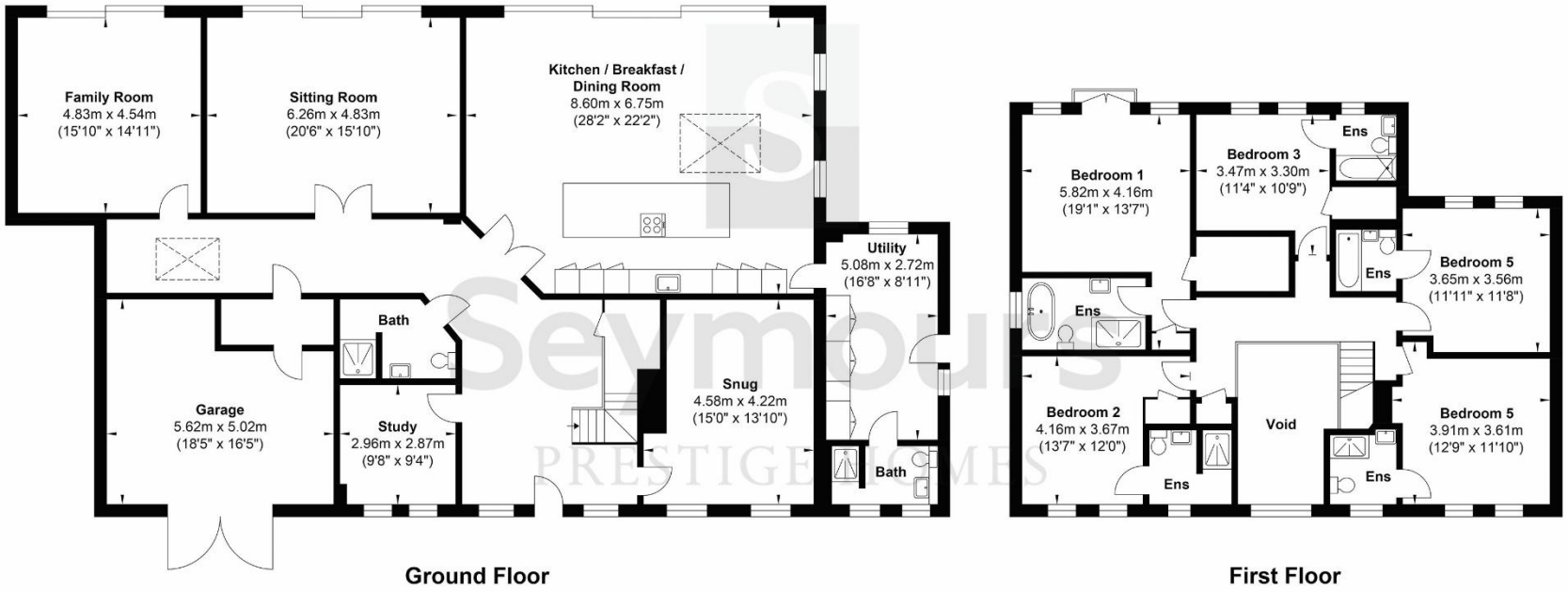












Gross Internal Floor Area : 338.8 m2 ... 3648 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Seymours
PRESTIGE HOMES

The Property Ombudsman
ctsi APPROVED CODE TradingStandards.uk

Seymours

PRESTIGE HOMES

20 Surrey Offices and Park Lane, Mayfair
01483 757700
sales@seymours-prestigehomes.co.uk
www.seymours-estates.co.uk

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements or details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.