



Woodland Rye & Chancing Rye

Water Lane, Cobham, Surrey



Artist's impression is representative of the houses,
but only indicative of the landscaping.

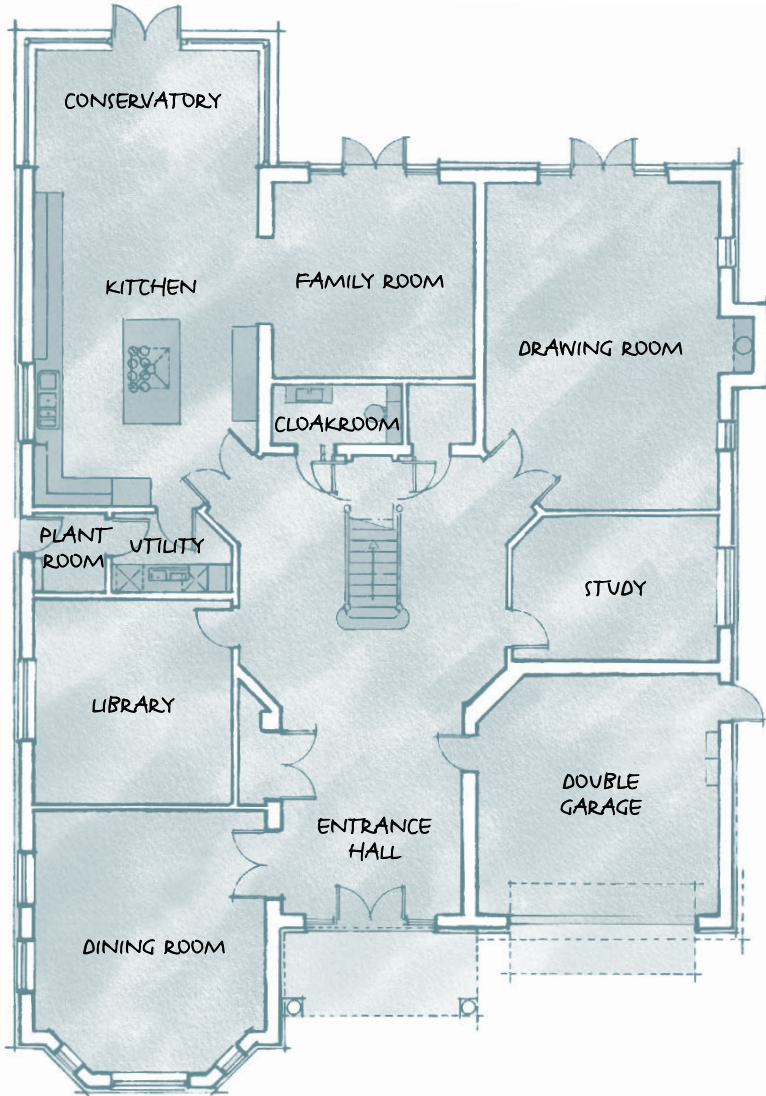
Woodland Rye & Chancing Rye

A development of two individually designed, luxurious family homes set in plots of over three quarters of an acre. Each of the homes offers spacious and well-planned accommodation over three floors, with five reception rooms, six bedrooms, and five bathrooms. This includes flexible second floor accommodation comprising a bedroom with its own bathroom, and leisure room(s), ideal for guests, an au pair or older children.



Woodland Rye

This impressive home comprises five reception rooms, six bedrooms, five bathrooms, with a separate dressing room to the master bedroom. The kitchen, adjoining conservatory and family room create the ideal hub for day-to-day family living.



Ground Floor

The home is luxurious and spacious, with rooms that accommodate ideal family living. The heart of the home is the kitchen and conservatory with adjoining family room which is warm and inviting. All of the reception rooms at the back of the house open out onto the patio, which extends onto a decked area within the thoughtfully landscaped gardens.

**Kitchen/
Conservatory**
5.16m x 10.42m
16' 11" x 34' 2"

Dining Room
5.34m x 6.01m (max)
17' 6" x 19' 9" (max)

Family Room
4.62m x 4.49m
15' 2" x 14' 9"

Library
4.60m x 4.70m
15' 1" x 15' 5"

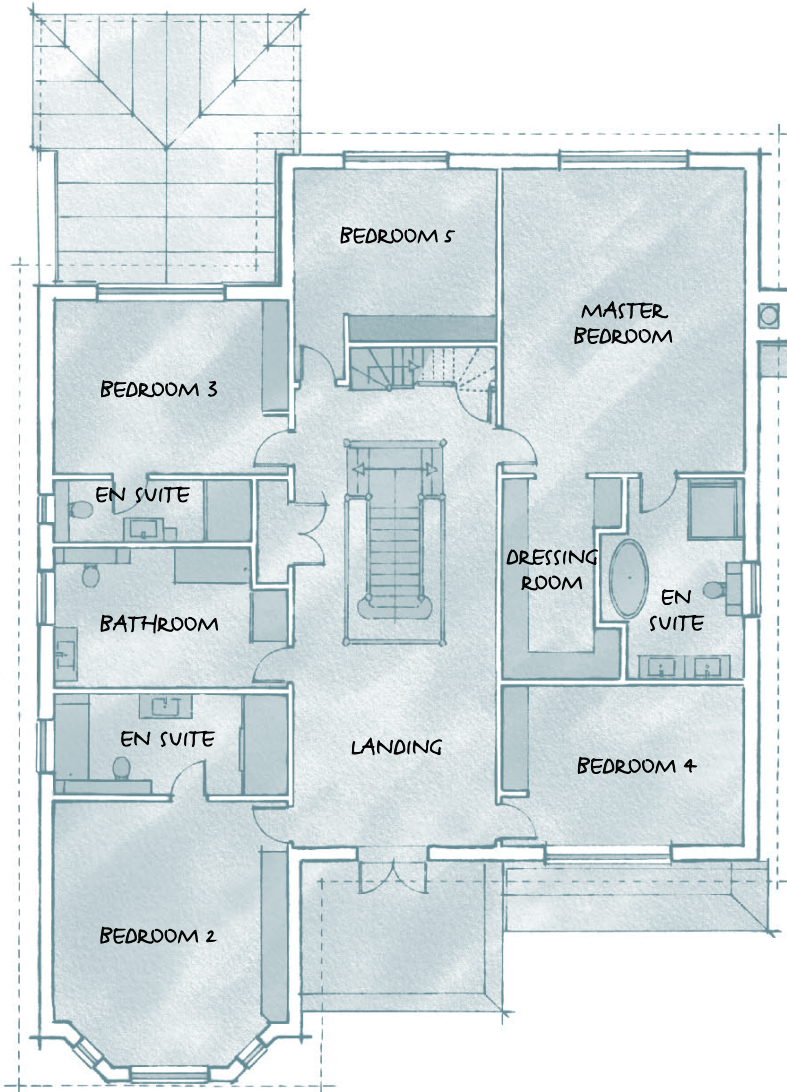
Drawing Room
5.42m x 7.49m
17' 9" x 24' 7"

Study
4.70m x 3.29m
15' 5" x 10' 10"



First Floor

The spacious galleried first floor landing leads to five generously proportioned bedrooms, three of which have their own en-suite bathrooms. The master suite has a luxury en-suite bathroom and separate dressing room.



Master Bedroom

5.54m x 6.88m (max)
18' 2" x 22' 7" (max)

Bedroom 4

4.93m (min) x 3.67m (max)
16' 2" (min) x 12' 1" (max)

Bedroom 2

4.74m (min) x 6.01m (max)
15' 7" (min) x 19' 9" (max)

Bedroom 5

4.62m (max) x 3.32m (min)
15' 2" (max) x 10' 11" (min)

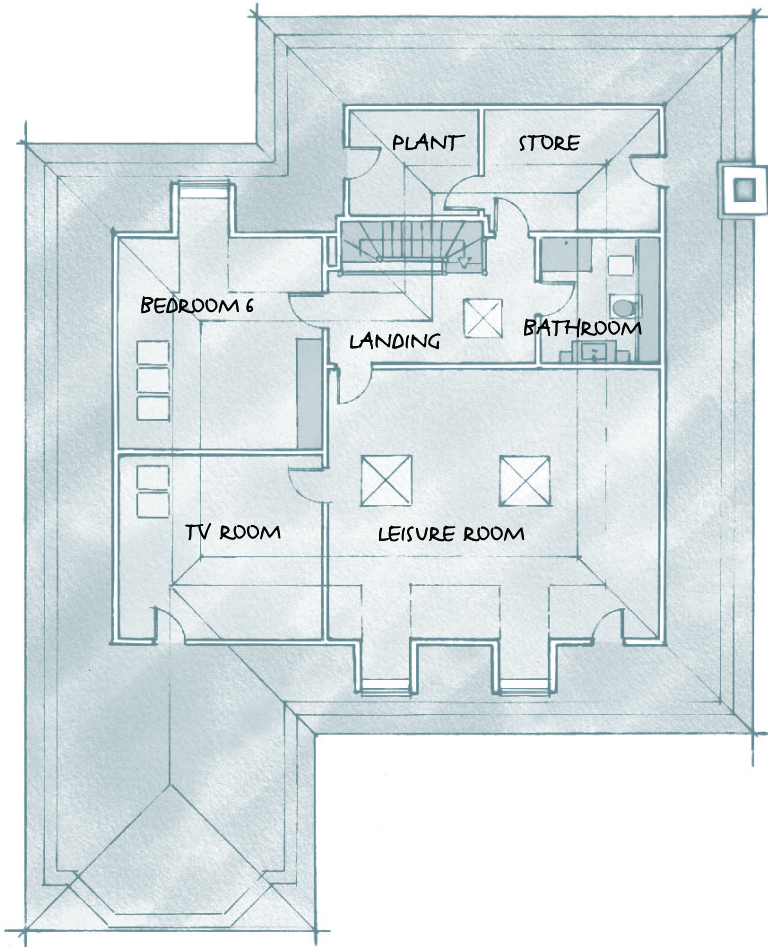
Bedroom 3

4.70m (min) x 3.96m (max)
15' 5" (min) x 13' 0" (max)



Second Floor

The top floor provides another dimension to the house, ideal as either a separate space for an au pair, guests or older children. This floor has an additional sixth bedroom with separate bathroom, a large airy and light leisure room accentuated with dormer and Velux windows, a TV Room and a separate room for storage.



Bedroom 6
4.17m x 5.02m
13' 8" x 16' 6"

Leisure Room
7.78m x 6.37m
25' 6" x 20' 11"

TV Room
4.77m x 4.32m
15' 8" x 14' 2"





Chancing Rye

This highly desirable family home comprises five reception rooms and six bedrooms, three of which have en-suite bathrooms. The spacious drawing room, open plan kitchen and conservatory with adjoining family room create a sense of openness, with double casement doors leading out to the gardens beyond.

Ground Floor

The kitchen, conservatory and family room, create a central hub for this home, ideal for the modern family lifestyle. The home benefits from a large library and separate study, as well as spacious formal reception areas, including a drawing room with fireplace and dining room with a lovely bay window. The portico and generous entrance hall with its oak staircase create an impressive entrance to this luxurious home.

**Kitchen/
Conservatory**
4.83m x 9.84m (max)
15' 10" x 32' 3" (max)

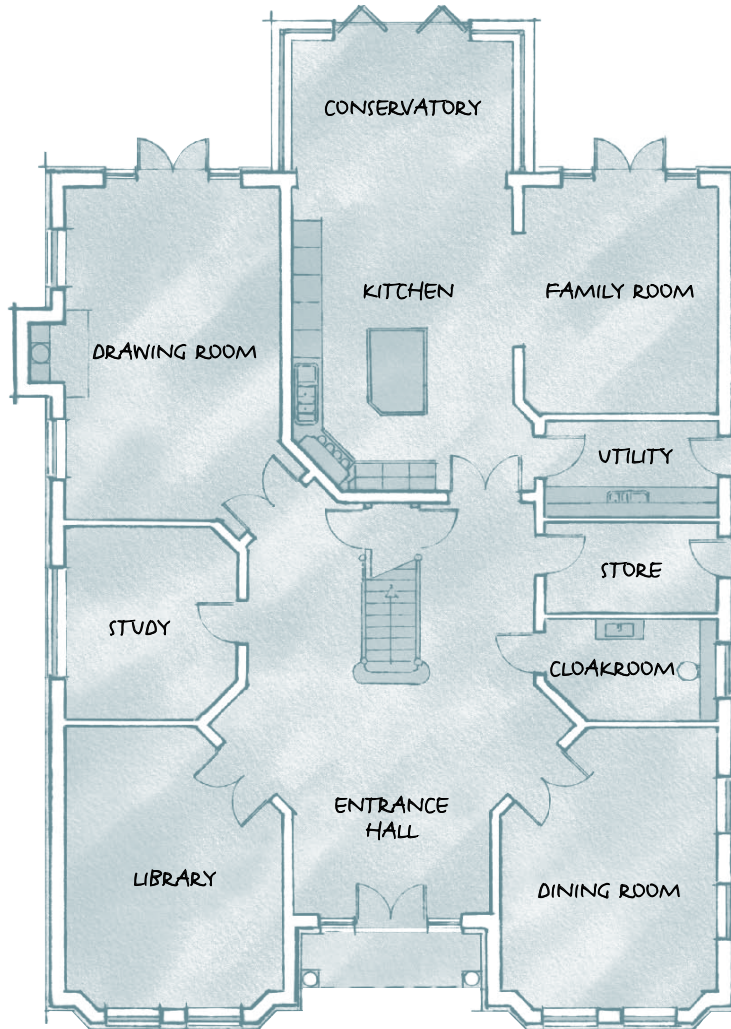
Dining Room
4.77m x 6.07m (max)
15' 7" x 19' 11" (max)

Family Room
4.27m x 4.87m
14' 0" x 16' 0"

Library
4.77m x 6.07m (max)
15' 7" x 19' 11" (max)

Drawing Room
4.77m x 7.17m
15' 7" x 23' 6"

Study
3.67m x 4.24m
12' 0" x 13' 11"



First Floor

Five bedrooms lead from the impressive galleried landing. Three of the bedrooms have en-suite bathrooms with the remaining two sharing a large family bathroom. The defining feature of this floor is the master suite with a walk-through dressing room which leads onto the generously proportioned en-suite bathroom with double vanity, egg shaped bath and 17" Splash plasma television.

Master Bedroom

5.16m x 5.41m (max)
16' 11" x 17' 9" (max)

Bedroom 4

4.77m (max) x 4.07m (min)
15' 8" (max) x 13' 4" (min)

Bedroom 2

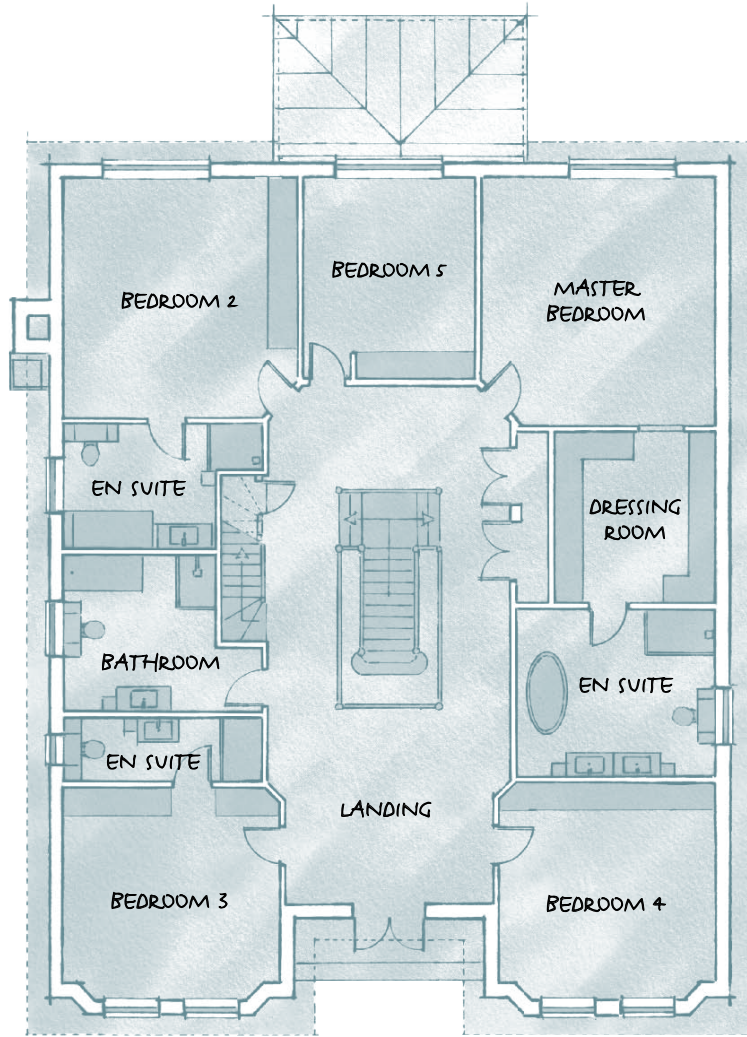
4.56m (min) x 5.25m (max)
15' 0" (min) x 17' 3" (max)

Bedroom 5

3.78m (max) x 3.77m (min)
12' 5" (max) x 12' 4" (min)

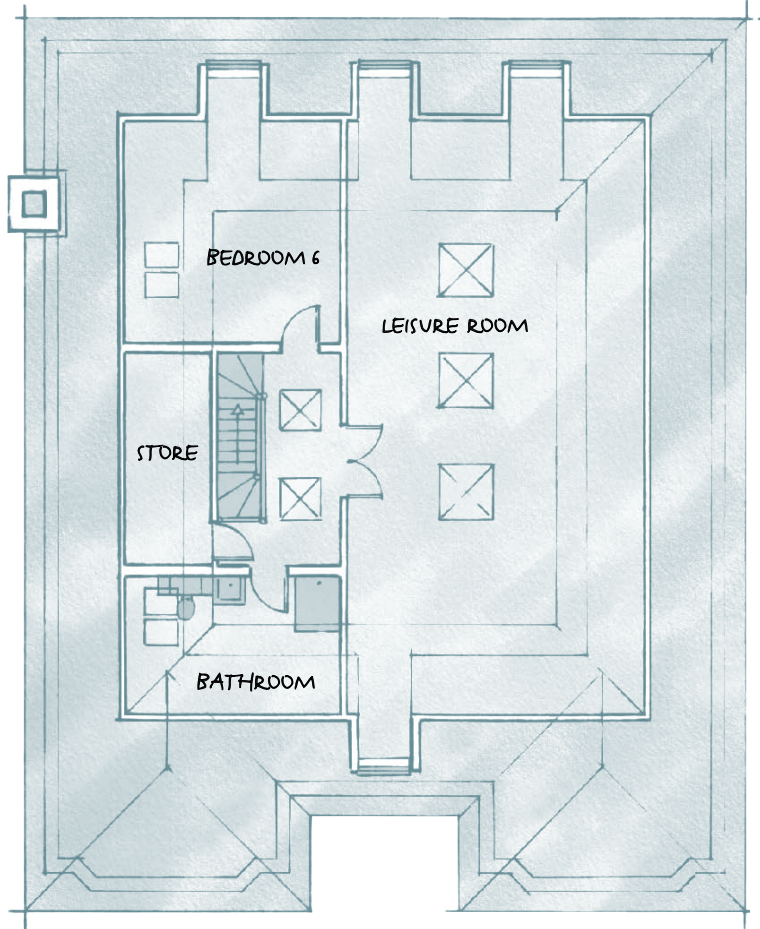
Bedroom 3

4.67m (max) x 3.97m (min)
15' 4" (max) x 13' 0" (min)



Second Floor

A further complement to the spacious feel of this home is the top floor. The expansive leisure room is light and airy, accentuated with dormer and Velux windows in the eaves. A sixth bedroom and bathroom create a space separate to the main house that is ideal to accommodate an au pair, older children or guests.



Bedroom 6
4.67m x 4.89m
15' 4" x 16' 0"

Leisure Room
6.47m x 12.96m
21' 3" x 42' 6"





Specification



Luxury Finishes

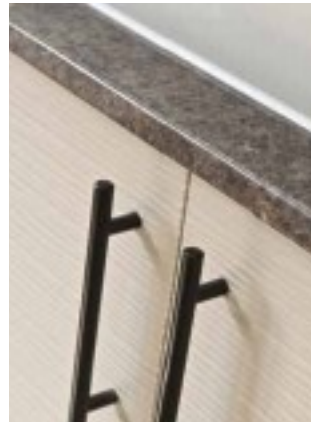
Designer Kitchen

- Individually designed fitted kitchen in
 - Woodland Rye – Metris Gloss Sand and Dark Zebrano
 - Chancing Rye – Metris Gloss White and White/Black Zebrano
- Nero Assoluto Granite work surfaces with 30mm upstands
- Integrated appliances including:-
 - Two Miele multi-function single ovens in stainless steel
 - Miele steam oven in stainless steel
 - Miele 5-zone gas hob with wok burner
 - Miele microwave in stainless steel
 - Woodland Rye – Elica Island hood in stainless steel/glass
 - Chancing Rye – Elica Black glass extractor
 - Miele fully integrated dishwasher
 - Caple wine chiller
 - Maytag fridge/freezer with black glass/stainless steel trim doors
 - Batch feed waste disposal
- Quality ceramic floor tiles to kitchen and utility
- Conservatory off kitchen with air conditioning and double doors to garden
- Utility room comprising fully fitted furniture in
 - Woodland Rye – Metris Gloss Sand
 - Chancing Rye – Metris Gloss White
- Utility room – semi integrated appliances
 - Miele washing machine
 - Miele tumble dryer
 - Sink/drain in stainless steel



Bathrooms

- En-suite bathrooms to master bedroom and bedrooms 2 and 3
- Walk-in wetroom style showers to master en-suite, en-suites 2, 3 and family bathroom
- Master bedroom en-suite bathroom featuring:-
 - Consulto egg shaped bath
 - 17" Splash television over bath
 - Two vanity wash basins
- All bathrooms fitted with individually designed vanity units and fitted furniture
- White luxury bathroom suites throughout
- Crosswater status taps
- Thermostatically controlled showers
- Pressurised water throughout
- Ceramic floor tiles and full height wall tiles to all bathrooms and cloakroom
- Chrome ladder-style heated towel rails to all bathrooms and cloakroom





Classic Style

Internal Features

- Nuvo, 6-zone audio system
 - Nuvo controller and 6-zone amplification system
 - High quality flush mount ceiling speakers to kitchen, family room, drawing room, dining room and master bedroom
 - Stereo speaker to master en-suite
 - Nuvo ipod dock
 - 6 multi-function OLED keypads
- Staircase and galleried landing in solid oak
- Polished oak doors throughout
- Underfloor heating to ground and first floor with individual thermostats to each room. Radiators to top floor
- Carpeted throughout
- Feature stone effect fireplace
- 50" Samsung TV to family room
- Chrome door furniture, light switches and sockets throughout
- Recessed downlighters to all rooms
- Smooth plastered ceilings throughout
- TV points to drawing room, kitchen, family room and all bedrooms
- Telephone points to drawing room, family room, kitchen and all bedrooms
- Fitted wardrobes to
 - Woodland Rye – Open plan dressing area to master bedroom
 - Chancing Rye – Walk through dressing area with fitted wardrobes to master bedroom
 - Fitted wardrobes to all other bedrooms
- Wiring provided for home network system to allow later installation of audio and video systems/CCTV/PC connections
- Ceramic floor tiles to hall in addition to kitchen, conservatory, utility and all bathrooms
- Water softener



Security and Peace of Mind

- Electronic alarm system with infrared detectors
- Security button to hall and master bedroom
- Multi-point locking to all windows, front and casement doors
- Mains operated smoke detectors to all habitable rooms with battery back up
- Halogen security lighting to front and rear with movement sensors
- Electric gates with video entry system to each property

Construction Details

- Concrete floors to ground and first floor for improved sound insulation
- Solid blockwork walls throughout ground and first floor
- Double glazed softwood painted casement windows

External Features

- Integral double garage to Woodland Rye. Detached double garage to Chancing Rye
- Attractive elevations consisting of light cream painted render and Danehill Light bricks with slate roof tiles
- Private drive in Marshalls Driveline burnt ochre pavings with charcoal key kerbs
- Gardens of over three quarters of an acre with mature screening landscaped to front and rear
- Large woodland area to rear of formal garden
- Irrigation system to formal garden areas
- Patio laid in Marshalls Heritage paving
- Decking area beyond patio
- External taps to front and rear





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