



Kennack, Cranleigh, Surrey







A fabulously handsome and massively generous village home

Summary of accommodation

Main House

Reception hall | Drawing room | Dining room

Family room | Study | Utility room | Cloak room

Kitchen/breakfast room

Principal bedroom suite with dressing room and bathroom

Four further bedrooms | Two further bathrooms

Garden and Grounds

Garage | Garden store

Gardens



Knight Frank Office
2-3 Eastgate Court
High Street, Guildford, Surrey
GU1 3DE
[knightfrank.co.uk](https://www.knightfrank.co.uk)

James Grillo
01483 617919
james.grillo@knightfrank.com

Situation

The property occupies a superb position on one of the most desirable roads in Cranleigh. Cranleigh is a thriving village and offers a wide range of traditional shops, supermarkets and a variety of boutique stores, restaurants and public houses. Local recreation amenities include the leisure centre with a swimming pool, Cranleigh cricket and rugby clubs and Cranleigh Arts Centre.

Communications are excellent with the mainline station in Guildford to the northwest connecting with London Waterloo. Access to the motorway networks is obtained via the A281 and A3, giving access to London, Heathrow and Gatwick.

Schools in the area include Cranleigh, St Catherine's in Bramley, Duke of Kent on Ewhurst, Belmont Preparatory School in Holmbury St Mary, Cranmore in West Horsley, The Royal Grammar School in Guildford, Guildford High School, Charterhouse and Prior's Field in Godalming.

Distances

Cranleigh Village Centre 0.5 miles, Guildford 9.8 miles

Trains: Guildford 9.5 miles (London Waterloo from 35 minutes),
Shalford 7.5 miles (London Waterloo from 44 mins)

Roads: A3 Guildford 10.3 miles, M25 (Wisley junction 10) 15.1 miles

Airports: London Heathrow 30.9 miles, London Gatwick 19.6 mile
(Distances and times approximate)





Kennack

Kennack is an architecturally stunning, amazingly generous, recently modernised family home.

The house is approached via a glazed porch and has well lit, voluminous accommodation over three floors with a stunning kitchen/breakfast room as well as a formal dining room and drawing room, attractive family room and study on the ground floor.

On the first floor is a utterly superb principal bedroom suite with a dressing room and stunning bathroom. On the first floor there are two more delightful bedrooms and a family bathroom, on the second floor are another two bedrooms and a shower room.









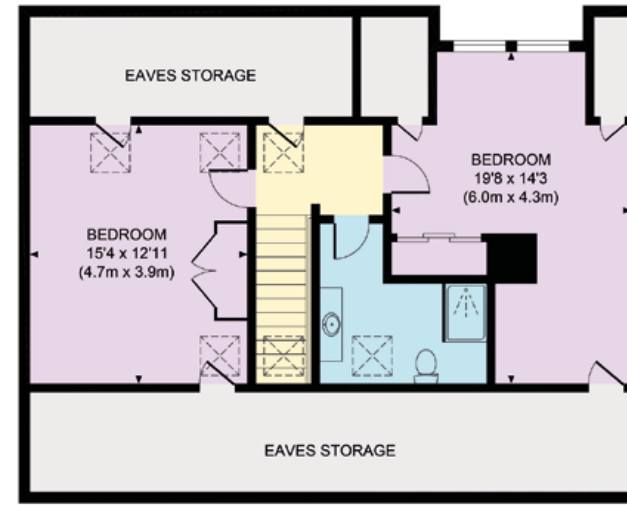


Approximate Gross Internal Floor Area

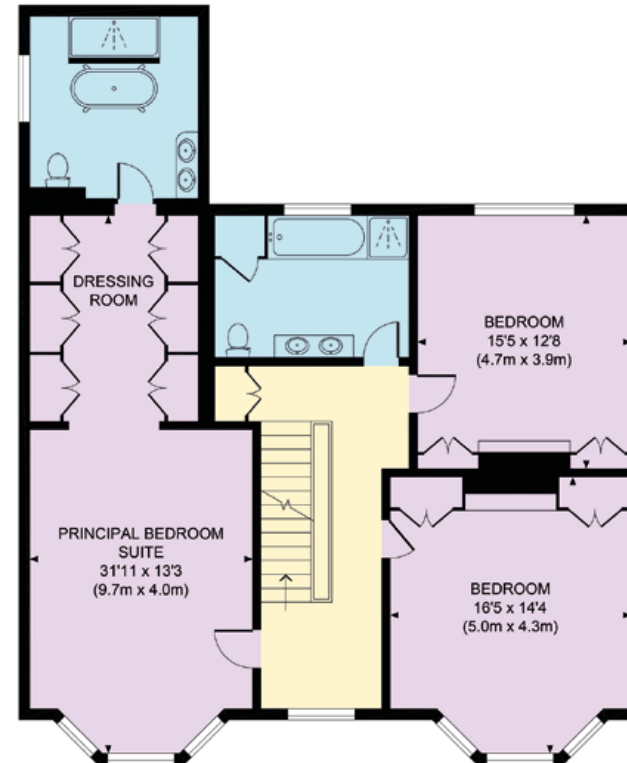
Main House: 4,055 sq ft / 376.7 sq m

Outbuildings: 156 sq ft / 14.5 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Second Floor



First Floor



Outbuildings

To the rear of the garden is a large garden shed and integral to the house, approached over a drive is a single garage.

Garden and Grounds

To the front of the house is a pair of charming knot gardens flanking a central path to the front door. On either side of these gardens are gravelled drives leading to the garage

and rear garden entrance respectively. To the rear of the house is a vast terrace approached via bifold doors from the kitchen/breakfast room, on which there is a pergola. The main garden is primarily laid to lawn with ornamental trees flanking two footpaths running along both boundaries. There is a mature hedge to the rear masking a pair of raised vegetable beds.

Services

We are advised by our clients that the property has mains water, electricity, drainage and gas central heating.

Local Authority

Waverley Borough Council – 01483 523333

Energy Performance Certificate

Rating: Band C

Directions (Postcode: GU6 7HJ)

Leave Guildford on the A281 Horsham Road and at the roundabout at Shalford turn left towards Womersley. Continue through the villages of Womersley and Shamley Green and on reaching the roundabout at Gaston Gate garage continue straight on signposted to Cranleigh. After a short distance turn left into Smithwood Common Road, continue on this road for 2 miles and on reaching a grass triangle turn left into Amlets Lane. After 0.6 miles on reaching a second grass triangle, turn right into Barhatch Road. After 0.4 miles on reaching a third grass triangle turn right into Bookhurst Road, being the B2127. Take the third left into New Park Road and Kennack will be found on the left hand side after about 130 yards.

Viewings

Viewing is strictly by appointment through Knight Frank.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2022. Photographs and videos dated March 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



