

The Old Bakery, Cranleigh, Surrey



An attractive village house with superb ancillary accommodation and views over Cranleigh School sports fields.

Summary of accommodation

Main House - Entrance hall | Dining/family room | Sitting room | Garden room | Kitchen/breakfast room | Shower room | Kitchenette | Two bedrooms

Principal bedroom with ensuite bathroom | Bedroom | Bathroom

Cottage/Annexe - Bedroom | Kitchenette | Shower room

Garden and grounds - Barn style garage | Garden store | Garden and grounds



Situation

The property occupies a superb position on the western side of Cranleigh just beyond the common. The common is the heart of the village, which has much to offer with a wide range of traditional shops, supermarkets and a variety of boutiques and stores, restaurants and public houses. Local recreational amenities include the leisure centre and swimming pool, Cranleigh cricket and rugby clubs and Cranleigh Arts Centre.

Communications are excellent with a main line 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.

Local shopping and recreation can be found at Cranleigh Village centre 0.75 miles, Shamley Green 3 miles, Godalming 9.4 miles, Guildford 8.75 miles, Central London 47.4 miles.

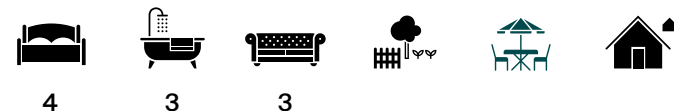
Schools in the area include Cranleigh School in Cranleigh, St Catherine's in Bramley, Duke of Kent in Ewhurst, Belmont in Holmbury St Mary, Cranbourne in West Horsley, Royal Grammar and Guildford High School in Guildford, Charterhouse, Prior's Field and Godalming College in Godalming.

Trains: Guildford 8.3 miles (London Waterloo from 35 minutes), Farncombe 8.8 miles (London Waterloo from 43 mins), Milford 7.95 miles (London Waterloo from 50 mins), Shalford 6.3 miles (London Waterloo from 44 mins)

Roads: A3 Compton 10.4 miles, M25 (Wisley Junction 10) 15.5 miles

Airports: London Heathrow 27.7 miles, London Gatwick 20 miles

(Distances and times approximate)



The Old Bakery

The Old Bakery is an absolutely charming home with wonderful family and formal living accommodation centred around the kitchen/breakfast room. The lovely front hall gives access to the majestic formal dining/family room, beyond which is the sitting room which in turn opens to the garden room. Also on the ground floor and to the rear of the house are two bedrooms, a shower room and a kitchenette.

There are two massively generous bedrooms and two bathrooms on the first floor.

Garden and grounds

The lovely gardens are primarily laid to lawn with mature hedges, to the front of the house is a very pretty cottage style formal garden.



Outbuildings

Just beyond the house is the cottage/annexe, known as the Pony House which comprises a bedroom, kitchenette and shower room. Beyond this is the barn style garage with storage loft and to the opposite side of the lawn is a garden store.

Services

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

Local Authority

Waverley Borough Council. Tel: 01483 523333

Directions (Postcode: GU6 8NS)

From London take the A3. At Guildford leave the A3 and follow the A281 Horsham Road south for 1.4 miles to Shalford. Turn left at the roundabout onto the A248 towards Womersh. After one mile, continue on the B2128 Womersh Common Road for about 3 miles towards Womersh and Shamley Green. At the next roundabout take the first exit towards Cranleigh, the B2128 and after 1.55 miles at the next roundabout turn left into the drive across the common and the house will be found through a five-bar gate, immediately in front of you.

Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.



Approximate Gross Internal Floor Area

Main House: 2,663 sq ft / 247.4 sq m

Outbuildings: 900 sq ft / 83.6 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.



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