

Cranbourne, Cranleigh, Surrey







A very substantial family home in a sought after village location.

Summary of accommodation

Main House

Reception hall | Drawing room | Dining room | Study
Kitchen/breakfast/sitting room

Principal bedroom suite | Four further bedrooms
Four further bath/shower rooms | Media room

Garden and Grounds

Bar/studio | Garage

Garden | Parking



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Situation

The property occupies a superb village position on one of the more 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 0.8 miles, Guildford 10.2 miles

Trains: Guildford 9.9 miles (London Waterloo from 35 minutes), Shalford 7.9 miles (London Waterloo from 44 mins)

Roads: A3 Guildford 10.8 miles, M25 (Wisley junction 10) 16.6 miles

Airports: London Heathrow 31.4 miles, London Gatwick 21.4 mile

(Distances and times approximate)





Cranbourne

Cranbourne is an excellent and astonishingly substantial family home that was built following the grant of planning permission for a replacement on the existing dwelling in 2014 (Ref: WA/2014/1220). This amazingly spacious house is approached via a massive pair of double front doors into a beautiful reception hall with central staircase. From the hall, doors lead to the delightful drawing room, dining room and study as well as to a cloak room and integral double garage. Also approached from the hall is a utility room with a back door leading to the side of the house as well as the truly impressive kitchen/breakfast/sitting room designed and fitted by Aspect Kitchens, with two sets of folding doors giving access to the terrace and garden. The massive galleried landing on the first floor gives access to the principal bedroom suite as well as 3 further bedrooms and bath/shower rooms. On the second floor is a further bedroom suite as well as a media room.





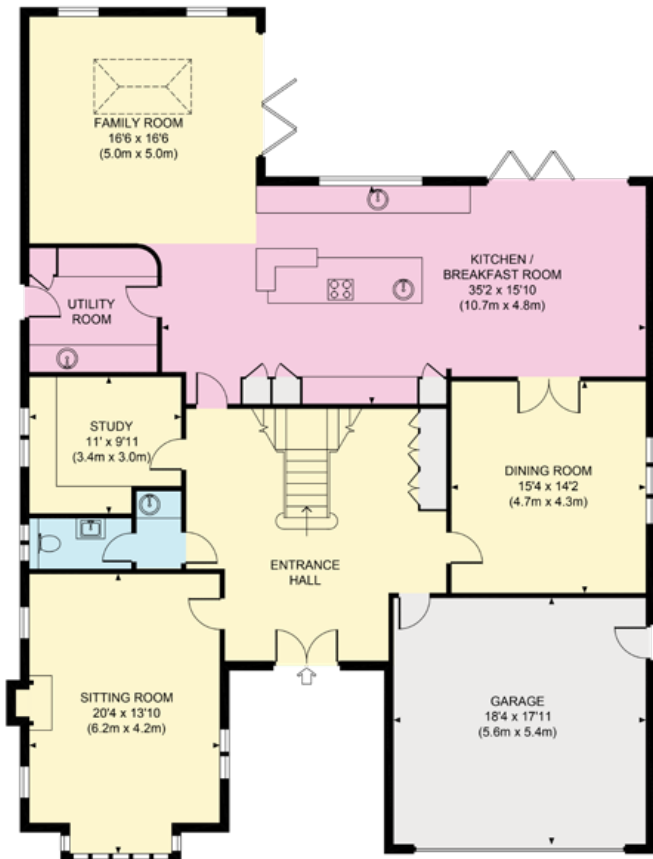


Approximate Gross Internal Floor Area

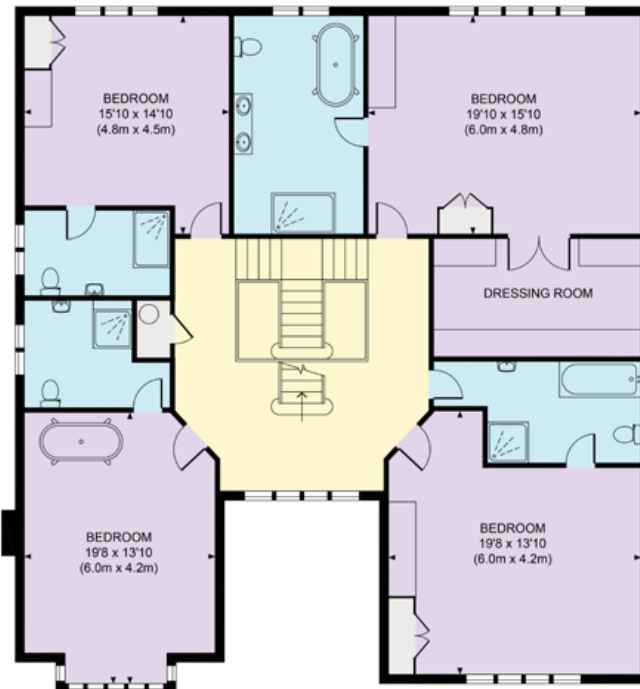
Main House: 5,031 sq ft / 467.4 sq m

Outbuildings: 154 sq ft / 14.3 sq m

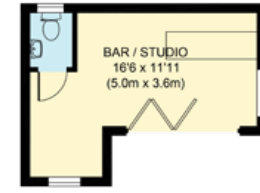
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



Second Floor



Outbuildings

To the rear of the garden is the Bar/Studio being a modern pod style building which would lend itself to a multiple of various uses including a gym and/or an office.

Gardens

To the front of the house is stunning formal garden with substantial parking and drive to one side. To the rear of the house and designed and planted by Architectural Plants of Pulborough is the most fabulous private fenced garden with a wonderful collection of specimen shrubs and trees as well as delightful lawn and considerable terrace.





Property Information

Tenure: Freehold.

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

Local Authority & Council Tax Band: Waverley Borough Council.
Tel: 01483 523333. Tax band: H

Energy Performance Certificate Rating: Band B

Directions (Postcode: GU6 7LL)

Leave Guildford on the A281 Horsham Road and at the roundabout at Shalford turn left towards Womersh. Continue through the villages of Womersh 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 two 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. At the T junction at the far end of New Park Road turn right into Avenue Road. Follow this road as it sweeps left and then right for 0.2 miles and Cranbourne will be found on the left hand side.

Viewings

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



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 September 2022. Photographs and videos dated September 2022.

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