

Norther Farm, Cranleigh, Surrey





A fabulously modernised and important house with buildings, cottage and land.

Summary of accommodation

Main House

Porch | Entrance hall | Drawing room | Study | Snug
Dining room | Kitchen/breakfast room | Cloakroom | Pantry
Shower room | Utility room | Gardeners cloakroom

Principal bedroom suite with bath/shower room and dressing
room | Six further bedrooms | Three further bath/shower
rooms

Cottage

Kitchen | Dining room | Sitting room | Two bedrooms
Shower room

Outbuildings

Party Barn | Kitchenette | Bike store | Covered BBQ area
Workshop | Garaging

Garden and Grounds

Formal gardens and grounds | Swimming pool
Tennis court | Paddocks | Fields | Lake and woodland

In all about 35.67 acres



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Situation

The property, just to the west of the centre of Cranleigh, occupies a superb situation at the end of a long drive, surrounded by its own land.

Cranleigh is a flourishing 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, Cranmore in West Horsley, The Royal Grammar School in Guildford, Guildford High School, Charterhouse and Prior's Field in Godalming.

Distances

Cranleigh Village Centre 1.5 miles, Guildford 7.8 miles, Central London 39.4 miles

Trains: Guildford 8.3 miles (London Waterloo from 35 minutes), Shalford 6.3 miles (London Waterloo from 44 mins)

Roads: A3 Guildford 9.4 miles, M25 (Wisley junction 10) 16.6 miles

Airports: London Heathrow 29.8 miles, London Gatwick 21.1 miles

(Distances and times approximate)



Norther Farm

Norther Farm is a wonderful family home, originally thought to date in part from the 17th century. The main house has been modernised and extended by the current owners to provide superb family spaces as well as formal reception rooms and generous bedroom accommodation.

Approached via an immense porch is the generous entrance hall with superb staircase. To one side of the hall there is a delightful snug, study and beautiful drawing room with the dining room and wonderful kitchen/breakfast room as well as the guest cloakroom on the opposite side of the hall. Beyond this is the utility room, pantry and shower room.

The magnificent principal bedroom benefits from amazing views, a generous bathroom and well-fitted dressing room. There are five further brilliant bedrooms and an ensuite bathroom and two shower rooms on the first floor. On the second floor is a further bedroom which doubles as a playroom.





Approximate Gross Internal Floor Area

Main House: 5,236 sq.ft / 486.43 sq.m

Party Barn: 823 sq.ft / 76.5 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.



Outbuildings

To one side of the substantial drive forming two sides of courtyard is the party barn with kitchenette and cloakroom as well as the covered bbq area. In addition, there is a garage and workshop.

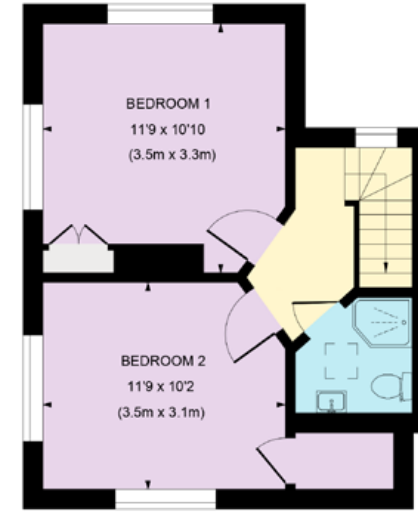
Gardens and Grounds

To the west of the house is a stunning and generous terrace beyond which are sweeping lawns interspersed by specimen trees and shrubs and part walled to oneside. To the south of the house is the swimming pool as well as the greenhouse. Mature hedges and further trees and an orchard separate the gardens from the cottage. On the opposite side of the drive is a majestic lake and the tennis court.

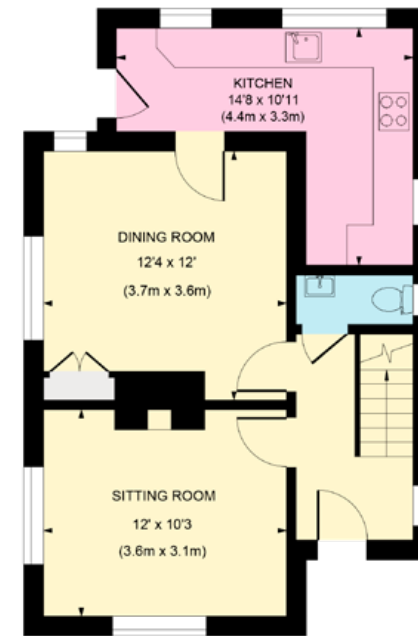




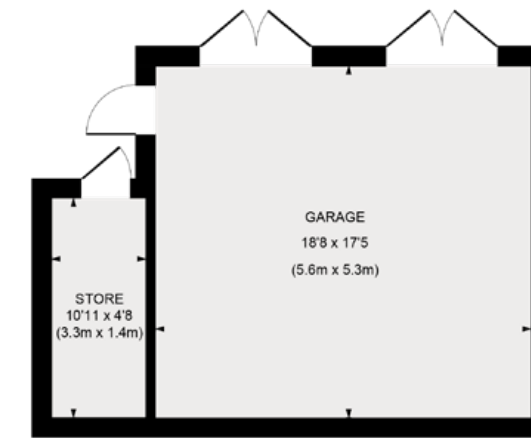
Approximate Gross Internal Floor Area
Cottage: 871 sq. ft / 80.96 sq. m



COTTAGE (FIRST FLOOR)



COTTAGE (GROUND FLOOR)



GARAGE

Cottage

To the south of the drive, separated by a mature and substantial hedge, is the attractive cottage comprising a kitchen, sitting room and dining room with two bedrooms and a shower room on the first floor. Outside there is a substantial garage and garden.

Land

Beyond the immediate gardens and grounds are three permanent pasture fields being largely fenced and having the benefit of a series of water troughs.

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Title: Norther Farm
 Date: 20/05/2024 Plan Ref: Scale: 1:3700 at A4
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Property Information

Tenure: Freehold.

Services: We are advised by our clients that the property has mains water, electricity, private drainage and gas-fired heating.

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

Energy Performance Certificate Rating: Band D

Directions (Postcode: GU6 8LT)

Leave Guildford on the A281 Horsham Road and at the roundabout at Shalford turn left towards Wonersh. Continue through the villages of Wonersh and Shamley Green and on reaching the roundabout at Gaston Gate garage continue straight on signposted to Cranleigh. After 1.3 miles the entrance to Norther Farm will be found on the right-hand side. Head down the drive for 0.3 mile and Norther Farm house will be in front of you.

///what3words: [distracts.draining.nothing](https://www.what3words.com/distracts.draining.nothing)

Viewings

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



