

Four Elms Cottage, Smithwood Common, Cranleigh



A delightful and elegant home in a superb position.

Summary of accommodation

Ground Floor - Hall | Reception and living room | Library/study | Bar
Utility | Kitchen/dining area | Store | Shower room

First Floor - Principal bedroom suite with ensuite bath/shower room
Four further bedrooms | Family shower room

Garden and grounds - Garden room | Office | Garden and grounds

In all approximately 0.24 acres

Distances

Guildford's Upper High Street 8 miles, Central London 38 miles

Trains: London Road Station, Guildford 9.8 miles (from 47 minutes to London Waterloo), Guildford station 7.7 miles (from 37 minutes to London Waterloo)

Roads: A3 (Guildford) 9.6 miles, M25 (Junction 10) 14.8 miles

Airport: Heathrow Airport 29 miles, Gatwick Airport 22 miles

(Distances and times approximate).



Location

Four Elms Cottage occupies the most delightful position on the edge of Cranleigh, which provides shopping and facilities for day to day needs. The nearby county town of Guildford, approximately 8 miles to the north, provides a more comprehensive range of shopping and recreational facilities.

Communications in the area are excellent with the A281 providing access to Guildford, the A3 and in turn the M25 and national motorway network and the international airports of Gatwick and Heathrow. The A281 also links up with Horsham.

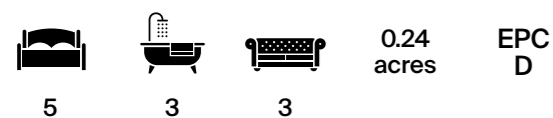
The house is located on the edge of The Surrey Hills Area of Outstanding Natural Beauty and Great Landscape Value and as a result benefits from superb countryside with access to many miles of footpaths and bridleways.

Schools

Cranleigh School, Tornead, Guildford High School, George Abbott School, Royal Grammar School and Royal Grammar Preparatory School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford Country School, Pewley Down Infant School, Holy Trinity Junior School, Boxgrove Primary School, St Catherine's, Charterhouse, Aldro.

Amenities

G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesden Golf Course.





Four Elms Cottage

Four Elms Cottage is an elegant delightfully modernised and refurbished home which benefits from the most incredible open plan living spaces and bedroom accommodation.



Outbuildings

Immediately to the rear of the house is a well-served office.
At the far end of the garden is a wonderful summer house.

Garden and Grounds

The superb gardens comprise sweeping lawns, herbaceous borders and specimen shrubs with a stream to one side and delightful views over the surrounding countryside.

Property Information

Tenure: Freehold.

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

Local Authority & Council Tax Band: Waverley Borough Council. Tel: 01483 523 333. Band D

Energy Performance Certificate Rating: Band D

Directions (Postcode: GU6 8QP)

From Guildford head south on the A281 to Shalford, then on the B2128 through Wonersh, Shamley Green and Stroud Common towards Cranleigh. At the Gaston Roundabout head straight across continuing on the A2128 towards Cranleigh. Take the first left onto Smithwood Common Road. After 0.7 mile turn right into a tarmacked lane and Four Elms Cottage will be found directly ahead, after 120 yards.

Viewings

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



Approximate Gross Internal Floor Area

272.1 sq m / 2,929 sq ft



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.

Knight Frank Guildford

2-3 Eastgate Court

High Street, Guildford, Surrey

GU1 3DE

knightfrank.co.uk

I would be delighted to tell you more

James Grillo

01483 565171

james.grillo@knightfrank.com

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.

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