



The Old Rectory, Alfold, Cranleigh, Surrey



A classic Georgian country house with ancillary accommodation in a **sensational setting** on the Surrey/Sussex border with long views to the south.

Summary of accommodation

Main House

Entrance hall | Study | Drawing room | Dining room | Kitchen with Aga leading to an orangery/breakfast room | Cloakroom | Boiler room | Boot room | Laundry room
Wine cellar | Integral garaging

Principal bedroom with balcony, en suite bathroom and dressing room | Three further bedrooms | Two bathrooms (1 en suite) | Easy potential to extend (subject to any consents)

The Pavilion

Sitting room | Bedroom | Shower room | Kitchen

Old Rectory Cottage

Sitting room | Bedroom | Bathroom | Kitchen

Beautiful gravel driveway leading to large turning circle | Stunning gardens with distant southerly views and paddock

In all about 10.7 acres

Distances

Loxwood 2.3 miles, Cranleigh 5.4 miles, A3 Milford 11 miles, Guildford Station 12 miles (London Waterloo from 34 mins), Guildford 12.3 miles, Horsham 12.6 miles, Horsham Station 13 miles (London Victoria from 51 mins), Haslemere Station 13 miles (London Waterloo from 48 minutes), M25 (Wisley Junction 10) 20.2 miles, London Gatwick 25.4 miles, London Heathrow 33.3 miles
(All distances and times are approximate)

house.
PARTNERSHIP

House Partnership Cranleigh
Astra House, The Common
Cranleigh
GU6 8RZ
housepartnership.co.uk

David Carter
01483 266705
dcarter@housepartnership.co.uk

House Partnership Cranleigh
Astra House, The Common
Cranleigh
GU6 8RZ
housepartnership.co.uk

Jack Foster
01483 266700
jfoster@housepartnership.co.uk

 **Knight
Frank**

Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford
GU1 3DE
knightfrank.co.uk

Tim Harriss
01483 617910
tim.harriss@knightfrank.com

Knight Frank Country Department
55 Baker Street
London
W1U 8AN
knightfrank.co.uk

Julia Meadowcroft
020 7861 5390
julia.meadowcroft@knightfrank.com



Situation

The Old Rectory is not listed and is situated in a truly country setting, within 0.1 mile of the centre of Alfold village. The village is noted for its charming period houses and cottages, whilst also offering a village store/post office.

Alfold is situated close to the Surrey/West Sussex border, midway between Horsham and Guildford, both providing mainline railway services to London Waterloo and Victoria respectively. The village of Loxwood is within about 2.3 miles providing additional local facilities whilst the larger village Cranleigh is about 5.4 miles to the north.

There are some excellent schools in the vicinity including Pennthorpe in Rudgwick, Farlington near Horsham, St Catherines in Bramley, Cranleigh School and Highfield in Liphook.

There are also a good selection of sporting and recreational facilities including golf at the nearby Wildwood Golf and Country Club, Bramley and Cranleigh.

The nearby countryside provides many opportunities for beautiful walks, cycling and riding.





The Old Rectory

Occupying an elevated and delightfully rural situation in the heart of the Surrey Weald, close to the West Sussex border, a superb example of a Georgian country house with generous secondary accommodation.









Approximate Gross Internal Floor Area

420 sq m / 4520 sq ft

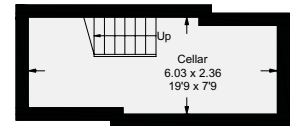
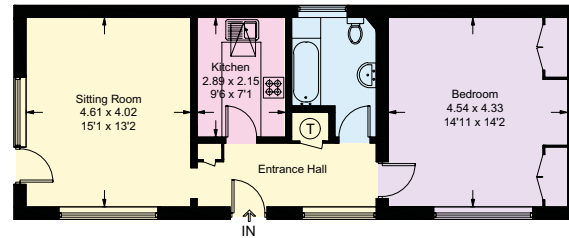
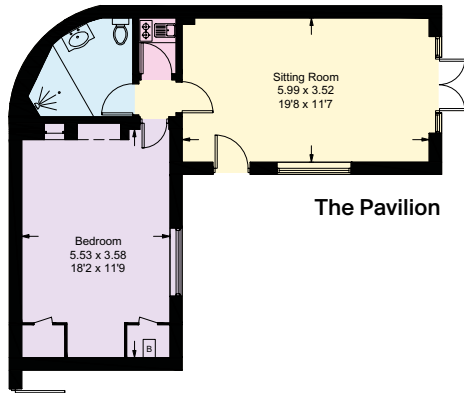
The Cottage = 60 sq m / 646 sq ft

The Pavilion = 49 sq m / 527 sq ft

Total = 529 sq m / 5693 sq ft

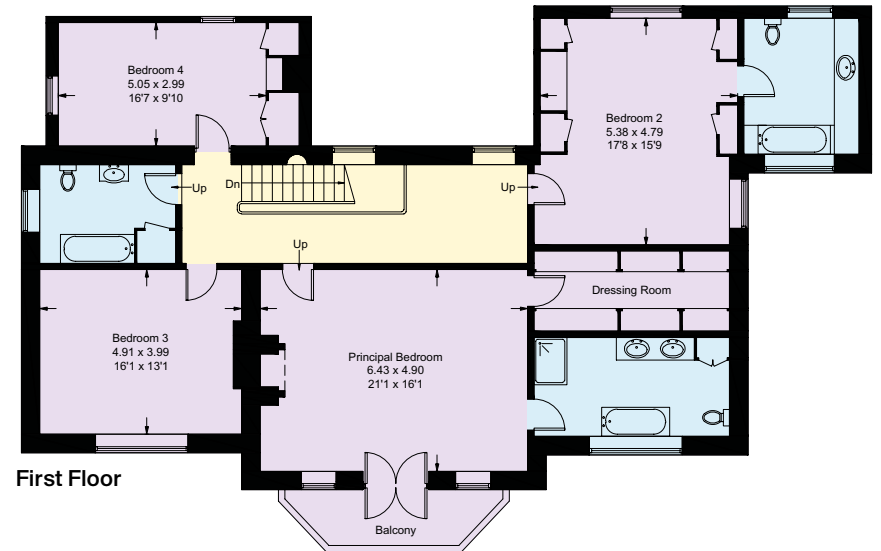
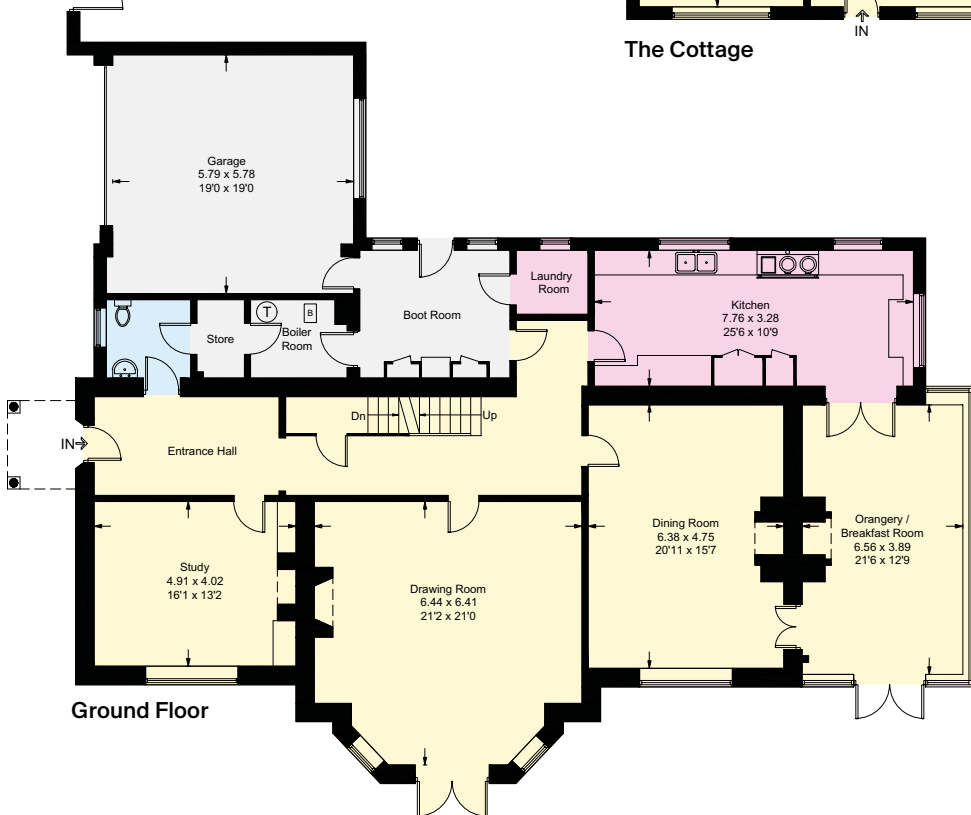
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

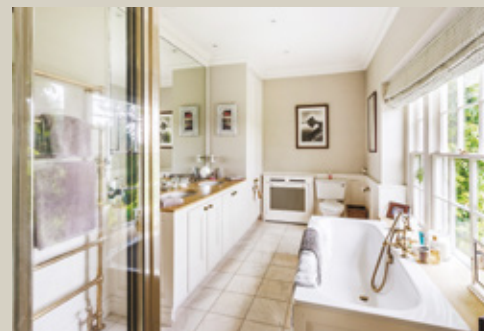
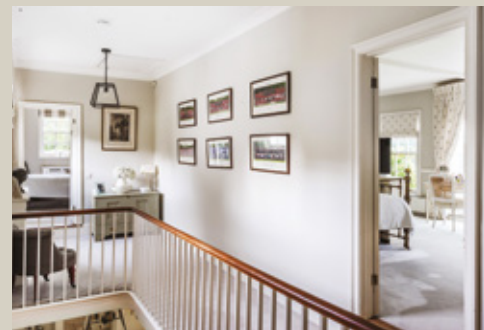


The Cottage

Cellar



First Floor



The Cottage



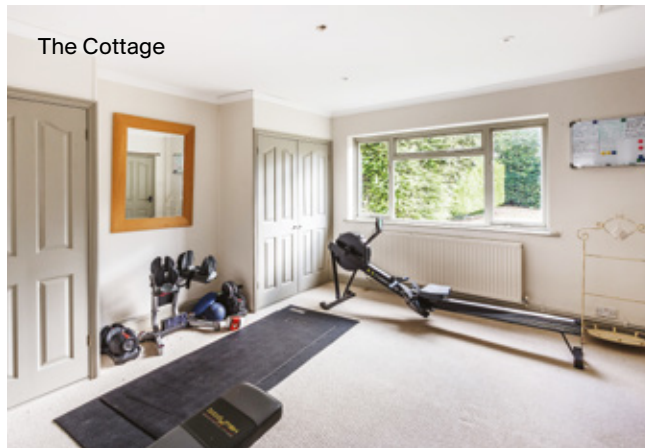
The Pavilion



The Cottage



The Cottage





The Pavilion

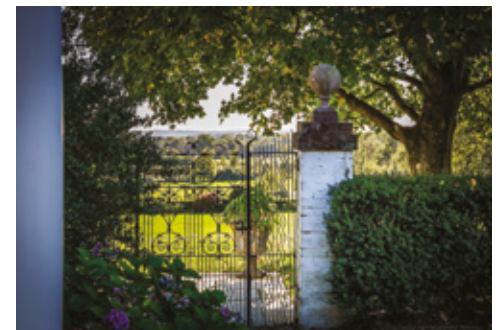


The Pavilion



The Pavilion





Services

We are advised by our clients that the property has mains water, electricity, drainage and oil fired central heating. The pool is heated by an air-source heat pump.

Property information

Tenure: Freehold

Local Authority: Waverley Borough Council – 01483 523333

Council Tax: The Old Rectory – Band H

Old Rectory Cottage – Band B

EPC Rating: F



Directions (Postcode: GU6 8EU)

From Guildford take the A281 towards Horsham and after about 10 miles turn right at the Alfold Crossroads onto the B2133 signposted to Loxwood. Follow this into the village to the centre, about 100 yards past the village shop on your right is the village square with the church. Rosemary Lane goes out of the back of the square (mind the corner). The Old Rectory will be found on the left-hand side after the church.

Viewings

Viewing is strictly by appointment through Knight Frank and house Partnership.



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 dated Autumn 2021.

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.

Brochure by wordperfectprint.com

