

Fairview House, Cranleigh, Surrey



A spacious, open plan detached home ideal for the modern lifestyle.

Summary of accommodation

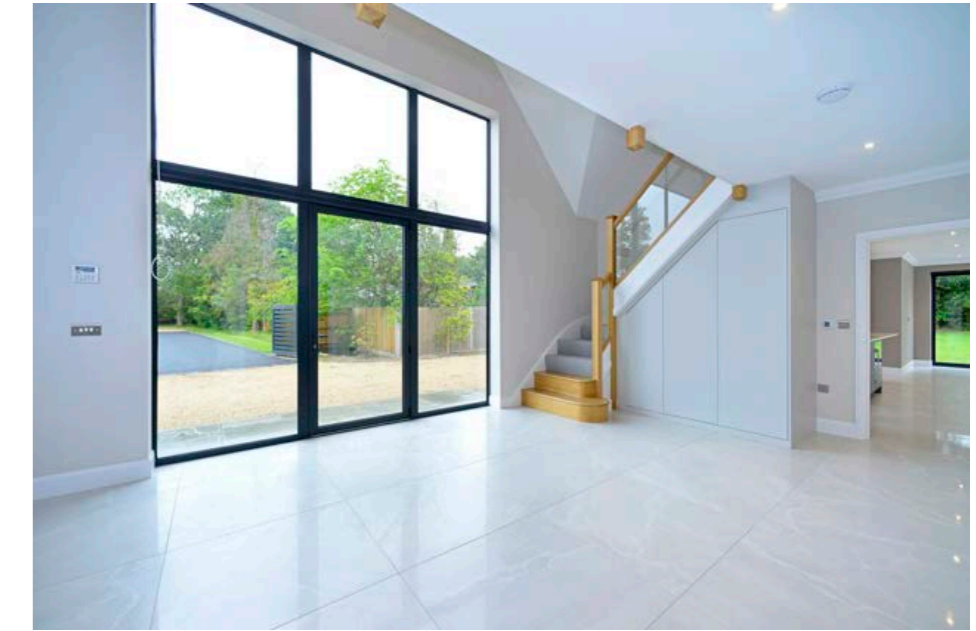
Ground Floor - Reception hall | Sitting room | Kitchen / dining room | Media room
Boot room

First Floor - Principal bedroom suite | Three further bedrooms | Four bathrooms

Garden and grounds - Garden and grounds | Parking | Car port | Shed/workshop

Distances

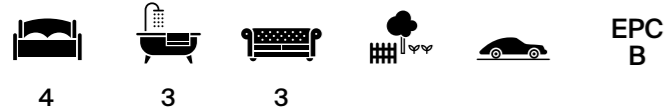
Fairview House benefits from excellent transport links with both Farncombe and Guildford stations offering direct rail services to London Waterloo. There are road links to the A3 and in turn the M25. Heathrow and Gatwick airports are 23 and 32 miles away respectfully.



Location

Fairview House is situated on the outskirts of Cranleigh in a delightful semi-rural location. Cranleigh village centre benefits from cosy coffee shops, a vibrant farmers' markets and lively restaurants as well as supermarkets and an array of independent shops.

Guildford is among Surrey's most desirable towns with elegantly traditional streets lined with independent shops, restaurants and pubs as well as larger stores and supermarkets, a mainline train station, cathedral, theatre and a plethora of recreational facilities.



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EPC
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Fairview House

This exceptional, contemporary residence is nestled within an enchanting garden. The house has an impressive entrance hall with amazing, vaulted ceiling. Designed with modern family living in mind, the spacious open-plan kitchen is a focal point, featuring a substantial island unit with a breakfast bar and room for both relaxation and dining. The room benefits from extensive sliding glazed doors leading outside to a composite decked area. Additional reception spaces include a study/TV room with custom fitted storage. The ground floor is completed by a practical cloak/boot room with fitted storage, a guest WC and a utility room.

On the first floor there are four generous bedrooms. The principal bedroom boasts a dressing room and en-suite bath/shower room. The second bedroom offers built-in wardrobes and a dressing table, along with an impressive en-suite shower room. Bedroom three also benefits from built-in cupboards and a desk. There is a superb family bath and shower room.

The high-quality specifications include zoned underfloor heating on the ground floor, electric underfloor heating in the bathrooms, automated blinds in the entrance hall and kitchen as well as plantation blinds. The property is sold with the remaining portion of the New Home Build Warranty.



Garden and Grounds

A long driveway crosses the neighbouring property's garden and leads to electric gates that open to reveal a spacious gravel driveway and a double carport. The expansive plot is predominantly landscaped with sweeping lawns and mature trees.

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 523333. Band G

Energy Performance Certificate Rating: Band B

Agents Note: Some of the photographs include computer generated furniture.

Directions (Postcode: GU6 8DY)

From Guildford centre to Fairview House, start by heading south on the High Street (A322) towards North Street. Follow the A322 until it merges with the A281, continuing through the towns of Shalford, Bramley, and Womersh. Stay on the A281 for approximately 8 miles. Continue on the A281 through Cranleigh. At the far end of the high street continue straight on at the mini roundabout by the Shell Garage into the Horsham Road. Continue for just over 0.5 mile and the property can be found on the right shortly after the turning into Longhurst Avenue.

Viewings

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



Approximate Gross Internal Floor Area

Ground Floor: 1,682 sq ft / 156.3 sq m

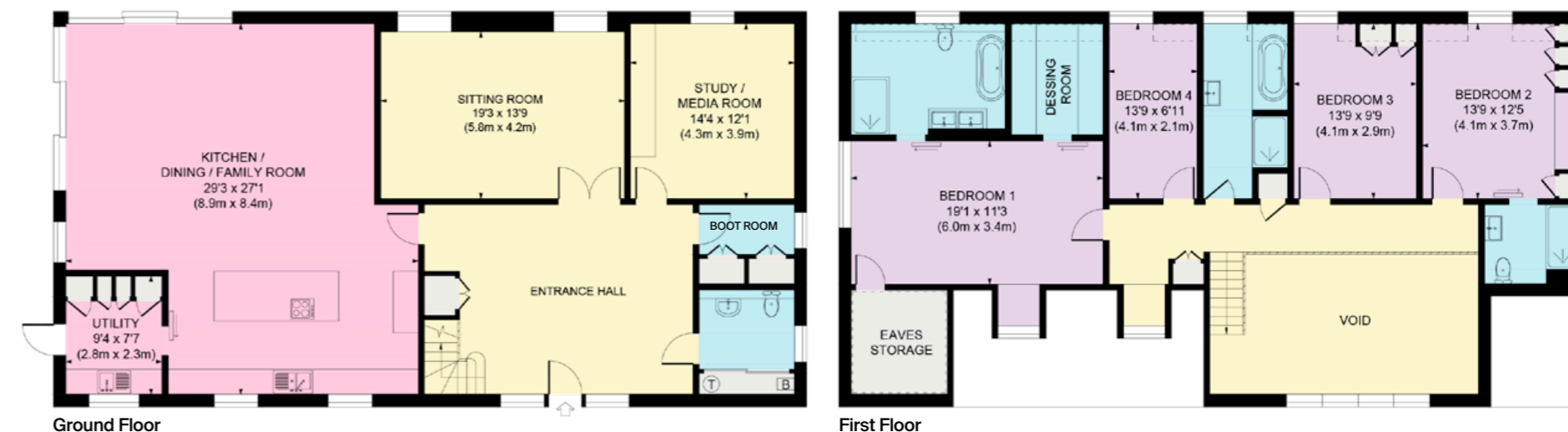
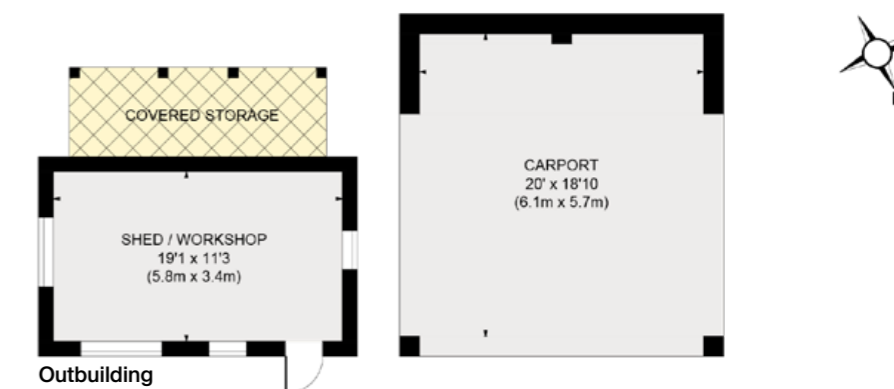
First Floor: (Including Eaves Storage / Excluding Void) 1,212 sq ft / 112.6 sq m

Shed / Workshop: 214 sq ft / 19.9 sq m

Car Port: 376 sq ft / 34.9 sq m

Tota: 3,485 sq ft / 323.8 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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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 March 2024. Photographs and videos dated February 2024.

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