

Willow House, Cranleigh, Surrey



A superbly presented five bedroom detached family home located on a private road.

Summary of accommodation

Ground Floor – Reception hall | Sitting room | Kitchen/breakfast room
Dining room | Study | WC

First Floor – Principal bedroom suite | Further en suite bedroom
Three further bedrooms | Bathroom

Garden and grounds – Landscaped garden | Double garage

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 miles

(Distances and times approximate)



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Location

The property occupies a superb village position on a quite private no-through road, just off 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.

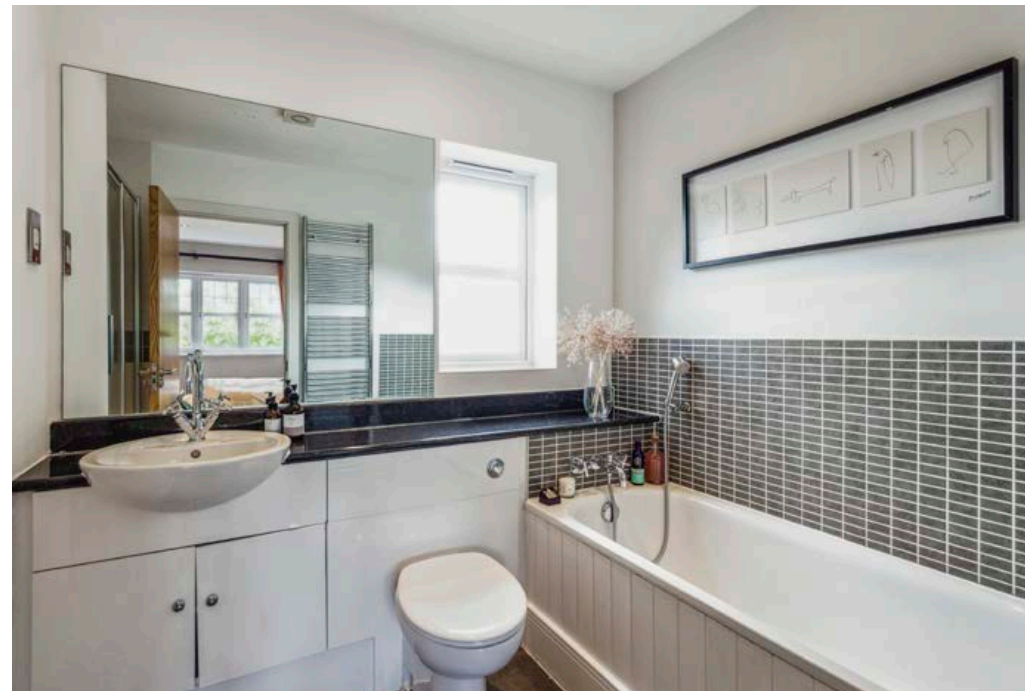
Willow House

A wonderfully maintained detached family home with five bedrooms that was built in 2006, close to Cranleigh Village centre and on a private driveway serving three residences.

The house is approached via a charming porch into a wooden floored reception hall with a central staircase leading to a galleried landing. To one side is a spacious sitting room with a wood burner and double doors leading into the garden. At the far end of the hall is a delightful dining room which also has double doors leading to the rear garden. The generously proportioned kitchen/breakfast room is situated to the right-hand side of the hall from which a door leads through to the utility/boot room from which in turn a further door leads to the integral double garage. The ground floor also benefits from a study, a cloakroom and coat closet under the stairs.

On the first floor there are five double bedrooms, the principal bedroom features a walk-in wardrobe as well as a bath and a shower. The family bathroom which has both a bath and separate shower, in addition the primary guestroom has an ensuite shower room.





Garden and Grounds

The rear garden is beautifully landscaped with paved patio beyond which is the lawn in part surrounded by flower beds and borders as well as selection of specimen shrubs and trees. The property has a generous drive leading to a double garage, front lawn, flower beds and fruit cage.

Property Information

Tenure: Freehold.

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

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

Energy Performance Certificate Rating: Band C

Directions (Postcode: GU6 7NX)

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. Head into Cranleigh over a roundabout, past the Common and a second roundabout through Cranleigh High Street over two more roundabouts to the war memorial roundabout, taking the second exit into the Horsham Road. Take the fourth left, after 0.5 mile, into Avenue Road. The entrance into Livingstone Close will be found on the left after about 130 meters and Willow House is ahead, being the middle house of the three.

Viewings

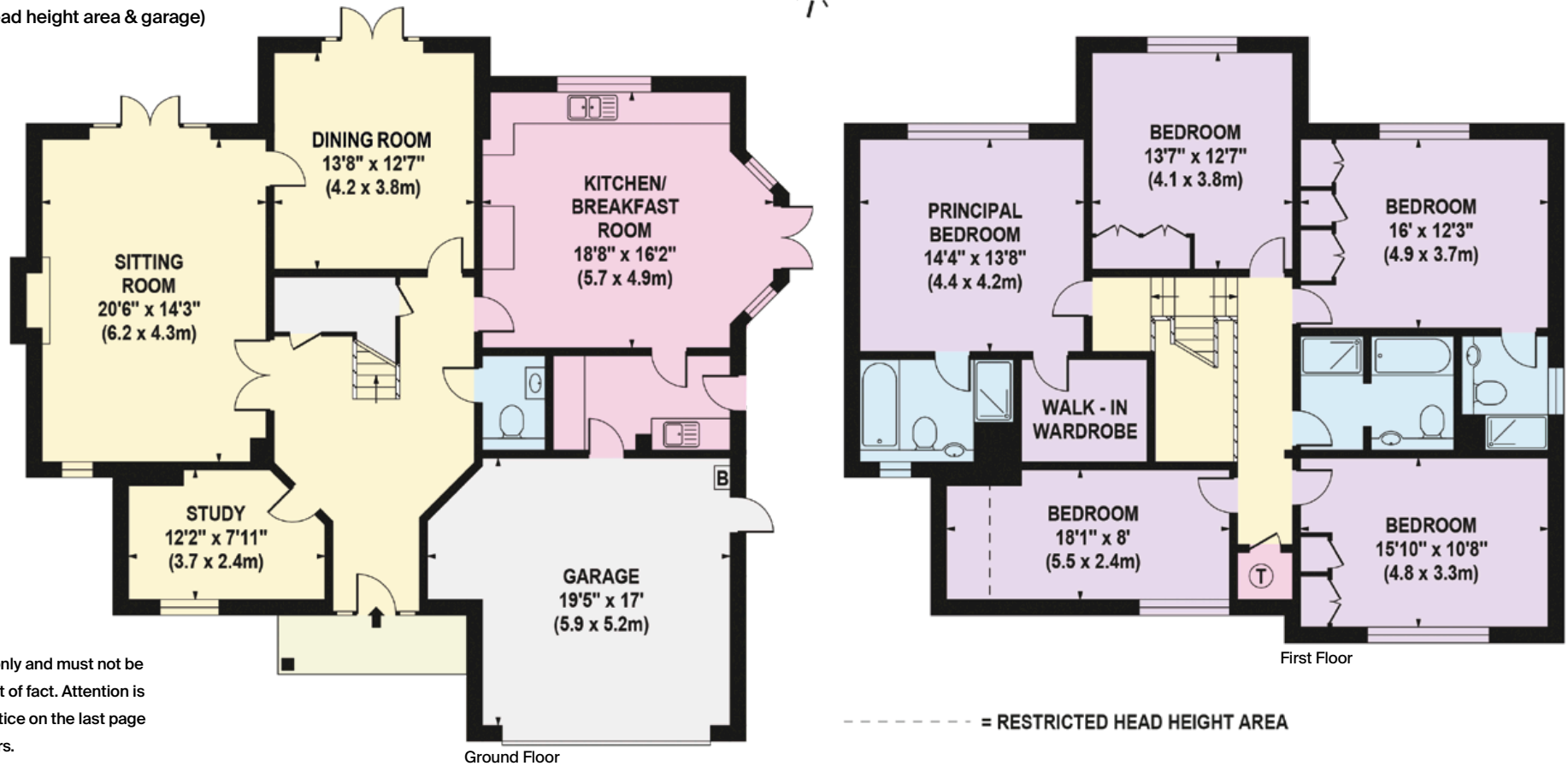
All viewings strictly by appointment only through the vendors' sole selling, Knight Frank LLP.



Approximate Gross Internal Floor Area

2,852 sq ft / 265 sq m

(including restricted head height area & garage)



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.

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